

ONLY ONE FLOOR
AVAILABLE

CAREW
HOUSE

Railway Approach,
Wallington, Surrey, SM6 0DX

Refurbished offices with excellent on-site car parking
7,938 sq ft To Let

carewarehouse.co.uk

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Situated adjacent to Wallington train station and close to an abundance of local amenities

Location

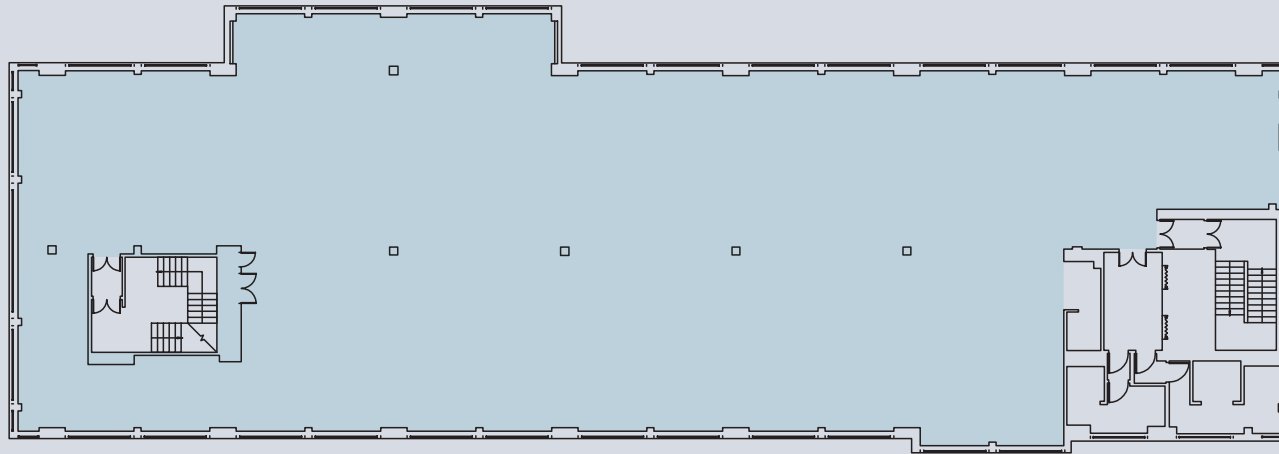
Wallington is situated between Croydon and Sutton and is approximately 14 miles to the south of central London.

Access to the national motorway network is provided at the M25/M23 intersection (6 miles approx) with Gatwick and Heathrow Airports being 19 miles and 24 miles distant respectively.

Wallington train station provides direct services to both Victoria and London Bridge (35 mins), West Croydon and Sutton.

Carew House is situated adjacent to Wallington Station whilst all town centre amenities are within a short walk including Sainsbury's, Tesco, WH Smith, Boots and Pizza Express.





Typical floor plan



Indicative floor image.

Description

Carew House comprises a six storey office building which was constructed in the mid 1980s & arranged on lower ground, ground and four upper floors.

Specification

- Comfort Cooling
- Perimeter heating
- Mineral fibre suspended ceilings
- LED lighting
- Solid floors
- Male and female WC's on each floor
- 19 on-site car parking spaces (1:417 sq ft)
- EPC rating D88

Floor Areas

| Floor | sq ft | sq m |
|--------------|--------------|--------------|
| Fourth | 7,938 | 737.4 |
| Total | 7,938 | 737.4 |

(Approx net internal areas).

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Communications

By Road

| | |
|----------------------|------------------|
| Croydon | 3 miles |
| M25/M23 intersection | 5.5 miles |
| Central London | 10 miles |
| Gatwick Airport | 19 miles |
| Heathrow Airport | 24 miles |

By Rail

| | |
|-----------------|----------------|
| West Croydon | 6 mins |
| Sutton | 6 mins |
| London Victoria | 35 mins |
| London Bridge | 35 mins |

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Viewing

Strictly by appointment through the sole agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled September 2021.

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