

ONLY ONE FLOOR  
AVAILABLE

# CAREW HOUSE

Railway Approach,  
Wallington, Surrey, SM6 0DX

Refurbished offices with EPC A and excellent on-site car parking  
available in suites from 3,154 to 7,938 sq ft To Let

[carewhouse.co.uk](http://carewhouse.co.uk)

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Wallington, Surrey, SM6 0DX



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

## Location

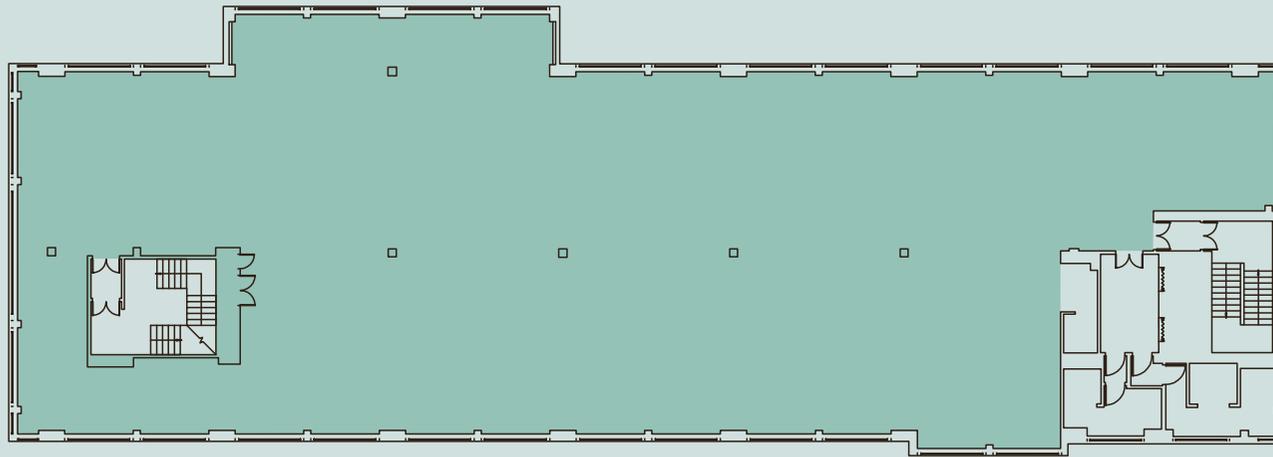
Wallington is situated between Croydon and Sutton and is approximately 14 miles to the south of central London.

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 London Bridge (26 mins), London Victoria (39 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, Lidl, Tesco, WH Smith, Boots, Costa, Caffé Nero, Greggs, Subway, 3 gyms and restaurants.





Typical floor plan



### 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

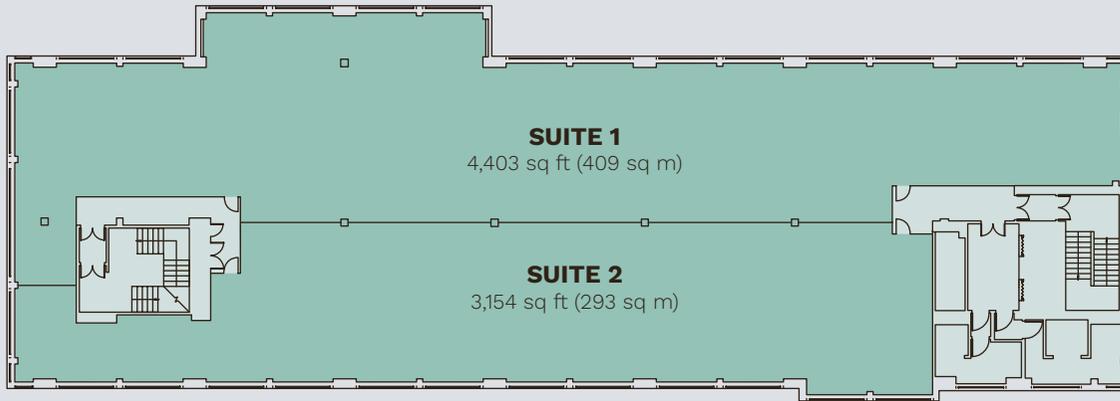
- EPC: A(25)
- New VRF air conditioning
- New LED lighting
- New mineral fibre suspended ceiling
- Double glazing
- Raised floor
- Fitted kitchenette
- Male & female WCs
- Building reception and building manager
- 19 on-site parking spaces (1:418 sq ft)

### Floor Areas (Approx. NIA)

Fourth Floor	sq ft	sq m
Suite 1	4,403	409
Suite 2	3,154	293
Whole floor	7,938	737

It would be possible to split the floor to provide two suites as detailed.

## Floor plan split - 2 suites



Reception - CGI

## Whole floor - proposed collaborative layout

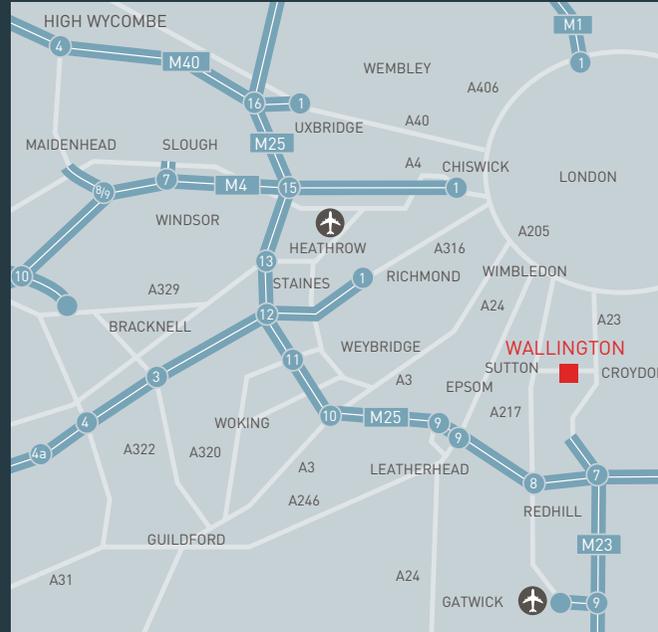
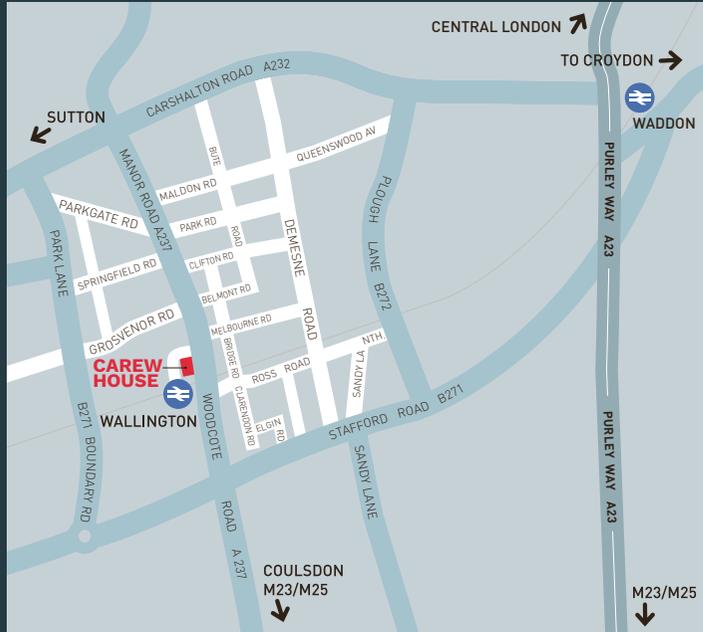


Open plan - CGI

Space plans and visuals courtesy of TDA Interiors. Full pack available from the agents upon request.

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## Communications

### By Road

Croydon	<b>3 miles</b>
M25/M23 intersection	<b>5.5 miles</b>
Central London	<b>10 miles</b>
Gatwick Airport	<b>19 miles</b>
Heathrow Airport	<b>24 miles</b>

### By Rail

West Croydon	<b>6 mins</b>
Sutton	<b>6 mins</b>
London Victoria	<b>35 mins</b>
London Bridge	<b>35 mins</b>

[carewarehouse.co.uk](http://carewarehouse.co.uk)

## Viewing

Strictly by appointment through  
the joint 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 February 2023.

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