

**OFFICES TO LET**

Copthall House

GROVE ROAD **SUTTON**

SM1 1DA



**AVAILABILITY UP TO 3.5 YEARS**

COMPETITIVE TERMS

**Refurbished offices 4,578 to 9,208 sq ft**

**Close to the town centre amenities and 5 minutes' walk from Sutton main line station** which has regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

#### **Specification and amenities**

- Refurbished office suites
- On site car parking
- Open plan layout
- Air conditioning
- Perimeter heating
- Suspended ceilings with Cat II lighting
- Under floor trunking
- Two 10-person passenger lifts
- Double glazed windows
- Ladies and gents WC
- EPC C 73



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