QUADRANT HOUSE SUTTON

6,200 – 67,600 SQ FT
OFFICES

THE QUADRANT
SUTTON
SURREY
SM2 5AS

QUADRANT
HOUSE

6,200 – 67,600 SQ FT

QUADRANT HOUSE, HEADQUARTERS OFFICES

Quadrant House comprises approximately 200,000 sq ft (18,600 sq m) NIA of office accommodation, arranged in two inter-connecting HQ towers, featuring one low rise tower and one high rise tower, with a podium link at ground and first floor levels.

The property is of a reinforced concrete frame construction with pre-cast concrete panel cladding, facing brickwork and tinted double glazed windows with aluminium frames to all elevations. The building is covered by a reinforced concrete roof with insulated asphalt.

The low rise tower comprises ground and 6 upper floors and the available space in the high rise tower comprises ground and 19 upper floors of office accommodation.

In 2005 the building benefitted from a new entrance /reception was added and added works to create a café/ restaurant and theatre. There is an ongoing maintenance programme in hand and the head tenant is on site from a management perspective.

The central courtyard has been in-filled with a contemporary tented steel frame structure to accommodate a meeting & coffee lounge area.

SPECIFICATION

Internally the property benefits from the following specification:

- **Double height reception area**
- **Perimeter Versatemp heating and cooling system**
- **Suspended ceilings with recessed lighting**
- **Open plan offices**
- **Perimeter trunking**
- **Double glazed aluminium framed windows**
- **Male and female WCs**
- **Four 16 person passenger lifts within each of the high and low rise towers**
- **EPC rating E (111)**

AVAILABLE FLOORS

AREAS

High rise tower floor	sq ft	sq m
19	5,600	520
18	6,200	576
17	6,200	576
16	6,200	576
15	6,200	576
14	6,200	576
12	6,200	576
11	6,200	576
8	6,200	576
7	6,200	576
5	6,200	576
TOTAL	**67,600**	**6,280**

All floor areas are on a net internal basis in accordance with the RICS Code of Measuring Practice current edition.

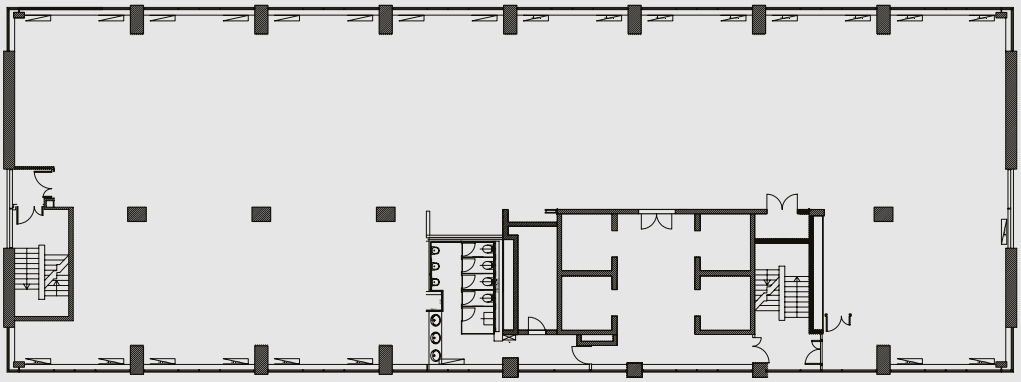
TERMS

The offices are available on new leases direct from the Head Lessor on terms to be agreed.

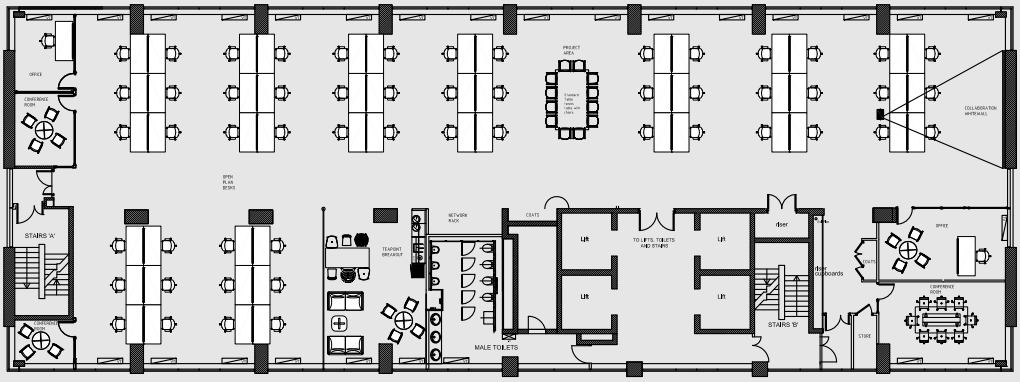
CAR PARKING

Car spaces are available at Gibson Road car park.

Typical high rise tower floor plan



Example fit out



QUADRANT HOUSE

SUTTON HIGH STREET HOSTS THE MAJORITY OF THE TOWN'S RETAIL AMENITIES

IN THE HEART OF SUTTON TOWN CENTRE

Quadrant House occupies a prominent island site location within the heart of Sutton town centre, situated directly next to Sutton Railway Station.

The property is bordered by The Quadrant, which can be accessed directly from the train station's rear exit.

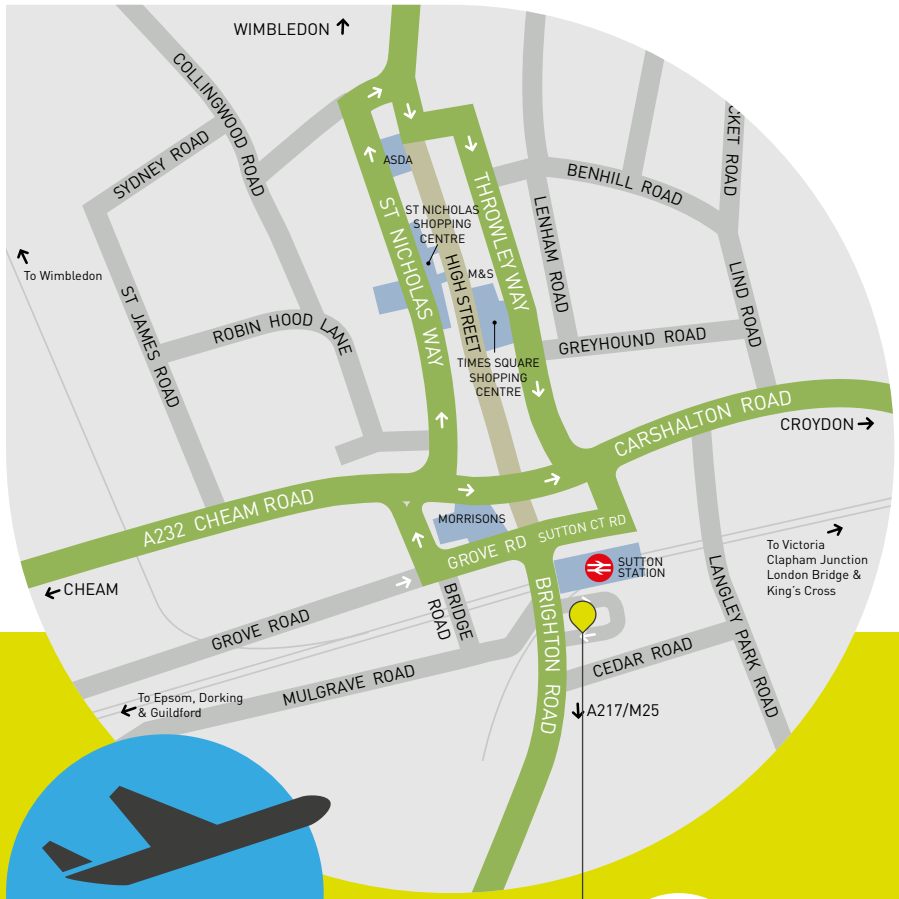
Sutton High Street, which hosts the majority of the town's retail amenities, is situated within a 2 minute walk from the property.

TOWN CENTRE **2** MINS

LOCATION

Sutton is an affluent London suburb located in the London Borough of Sutton, approximately 12 miles (19.3 km) south of Central London, 5 miles (8 km) west of Croydon and 7 miles (11.3 km) south west of Kingston-upon-Thames.

CENTRAL LONDON **26** MINS



GATWICK AIRPORT **18** MILES

COMMUNICATIONS

ROAD

Sutton benefits from excellent road communication links. The A24, A23 and A3 are all easily accessible and serve Junctions 7, 8 and 9 of the M25, which in turn connects to the UK's national motorway network. The A23 and A24 also provide access into Central London.

RAIL

Sutton is well served by rail, with regular high speed services linking the town with Central London, in turn providing access to London's Underground network. Sutton's Mainline Railway Station, namely Sutton (Surrey) is situated directly next to Quadrant House and provides fast and frequent services to London Victoria (14 trains per hour with a fastest journey time of 26 minutes).

The Thameslink Sutton Rail Loop provides frequent services to Wimbledon, St Albans and Luton and stops in between through London Blackfriars and London St Pancras.

AIR

London Gatwick Airport is located 18.6 miles (30 km south of the property, and is the UK's second busiest airport with over 39 million passengers a year, serving around 200 destinations in 90 countries worldwide.

London Heathrow airport is located 22 miles (37 km) to the north west, and is the world's third busiest airport with 84 airlines serving approximately 184 destinations.

QUADRANT HOUSE

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QUADRANT
HOUSE

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Misrepresentation Act 1967 Whilst all the information in these particulars is believed to be correct, neither the agents nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2018.