



ASPIRE RESIDENTIAL

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Railway Approach, Wallington

£12,500 P.A

Brooks Lodge is a well-located commercial premises situated on Railway Approach in Wallington, offering a convenient and accessible location for a range of business uses.

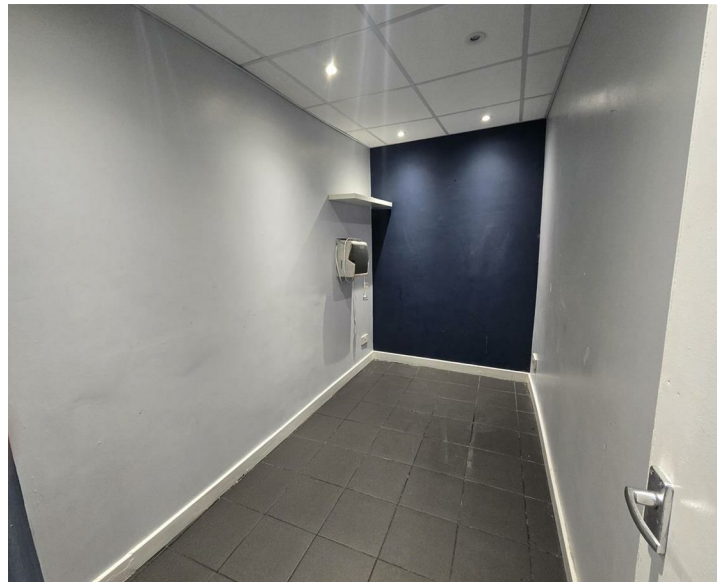
The property benefits from its position within an established commercial area, with Wallington town centre and a variety of local amenities, shops and services close by. Excellent transport connections provide convenient access to surrounding areas and central London, making the location well suited to businesses requiring good accessibility for staff, customers and visitors.

The premises offer an adaptable commercial space with potential to accommodate a variety of business operations, subject to any necessary planning or landlord consents. Its prominent and accessible location makes Brooks Lodge an attractive option for businesses seeking practical premises in the Wallington area.



Council Tax Band:

- Available immediately
- Highly accessible location with excellent local transport links
- Ideal for office, retail, studio, showroom or service-based businesses
- Excellent road and public transport connections
- Viewing highly recommended
- Prominent commercial unit at Brooks Lodge, Railway Approach, Wallington
- Versatile commercial space suitable for a range of business uses, subject to planning
- Well-connected to Wallington town centre and surrounding residential and commercial areas
- Good visibility and convenient access





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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