

Hooper

NAYLOR FRIEND

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## **FIRST FLOOR AIR-CONDITIONED OFFICES TO LET**

LOCATED WITHIN EASY WALKING DISTANCE OF STREATHAM MAINLINE STATION AND THE HIGH ROAD AND PROVIDING MODERN ACCOMMODATION AVAILABLE UNDER A NEW LEASE

### **25 MITCHAM LANE STREATHAM SW16**

#### **LOCATION**

The property is situated with direct street access from Mitcham Lane close to its junction with Ambleside Avenue and fairly close to Streatham High Road. The property is within walking distance of Streatham mainline station and the numerous bus routes provided by Streatham High Road and Mitcham Lane itself.



## **DESCRIPTION**

The property comprises a first floor office suite within purpose built business premises. The property has natural light entirely from the front, air-conditioning (not tested), male and female WC's and the kitchenette which is shared with the neighbouring suite. The space would suit a variety of professional operations and the occupier will be selected on the basis of status but also their complementary nature to the other occupier within the building.

## **ACCOMMODATION**

**Total Office Accommodation**                      **116.13m<sup>2</sup>    (1250 ft<sup>2</sup>)**

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered under a new lease on full repairing and insuring terms the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent for the first year of **£8,000 (eight thousand pounds)** and **£14,000 (fourteen thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**