

# **FORMER TOOL HIRE/STORAGE** **DEPOT & YARDS** **TO LET**

PROVIDING A TOTAL OF TWELVE RAILWAY ARCHES OF VARYING SIZES, SOME OF WHICH ARE ENCLOSED, AND AVAILABLE UNDER AN UNDER LEASE TO EXPIRE IN SEPTEMBER 2010.

## **48A BURBAGE ROAD, HERNE HILL, SE24**

### **LOCATION**

The property is situated with direct vehicular access from Burbage Road, which is a largely residential road, off Half Moon Lane in Herne Hill/North Dulwich. The property is within walking distance of Herne Hill British Rail mainline station and has good vehicular access to surrounding areas via various A roads, including the South Circular Road which is within a short drive.



## **DESCRIPTION**

The property comprises twelve adjoining railway arches, some of which are enclosed, beneath an existing railway viaduct, together with land on either side, some of which is made up. All arches have power and light (the lessor advising that re-wiring took place in 2003). There is water and drainage on site, including WC's and various pieces of construction within arches including offices, storage areas and staff room facilities. None of the arches are 100% dry, but various arches have had roof linings and guttering installed to improve their weather tightness. The premises are alarmed and the land areas are secured with gates.

## **ACCOMMODATION**

<b>Total Site Area:-</b>	<b>26,000 sq ft approx (2415.40 m<sup>2</sup>) incorporating all arches</b>
<b>Arches comprise approx</b>	<b>10,000 sq ft (929.0m<sup>2</sup>)</b>

**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 by way of an under lease, to expire in September 2009 and contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II as amended.

## **USE/PLANNING**

We understand the property is designated for use as storage and light industrial, with associated offices. It was most recently occupied as a tool hire business and would suit a variety of storage occupiers, together with light industrial occupiers. It should be noted that since the arches are not entirely dry storing perishables or other products susceptible to moisture. The property is ideally suited to a tool hire business, scaffold yard, builders merchants or similar. Prospective 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 of **£35,000 (thirty five 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**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.