

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

HIGH QUALITY **OFFICE SUITE** **TO LET**

LOCATED WITHIN A FORMER SCHOOL HOUSE AND OFFERING CHARACTERFUL REFURBISHED ACCOMMODATION WITH THE BENEFIT OF A PRIVATE CAR PARKING SPACE

THE OLD SCHOOL **61 SHRUBBERY ROAD STREATHAM SW16**

LOCATION

The property is situated with direct access from Shrubby Road which in turn is located just off Streatham High Road in the centre of Streatham. The property is readily accessible to an array of shopping and other facilities provided by Streatham High Road and is within striking distance of Streatham mainline overground station but is sufficiently off the High Road to enjoy a relatively quiet environment. There is presently unrestricted car parking in surrounding roads but there is an allocated parking space on site.



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.

DESCRIPTION

The property comprises an individual and characterful office suite within a converted former school house set back from Shrubbery Road. The premises are independently metered and have all independent services and provide a highly individual office suite. The suite is L-shaped at a single level and contains a partition to create a boardroom within one corner of the suite. The unit has exceptionally good natural light including windows virtually all around and rooflights and has independent central heating (not tested), carpeted floors, private WC and kitchenette area. The space is ready for occupation and would make a highly attractive environment in which to work.



ACCOMMODATION

120.77m² 1300 ft² (approx)

- Internal WC

Kitchenette area

Externally

1 dedicated car parking space

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 new leases for a term of up to five years to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended).

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses particularly those in a creative field. 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

Suite 2 - **£16,500 (sixteen thousand, five hundred pounds)** per annum exclusive

V.A.T.

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

SUBJECT TO CONTRACT