

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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SELF-CONTAINED
WORKSHOP/STORAGE AND
OFFICE BUILDING
TO LET

LOCATED JUST OFF STAFFORD ROAD IN WALLINGTON PROVIDING FLEXIBLE
ACCOMMODATION AT A COMPETITIVE RENT

BUTTERMERE HOUSE CLYDE ROAD
WALLINGTON SURREY

LOCATION

The property is situated with a frontage to Clyde Road just off Stafford Road in Wallington. Clyde Road is a mainly residential road with some pockets of commercial but Stafford Road forms the main link between Croydon and Wallington and the property therefore has good vehicular access to surrounding areas. Croydon is within a few miles and there are good links to the A23 which in turn links through to the motorway network. Wallington itself is a reasonably affluent suburban location and there is extensive shopping available along Woodcote Road leading towards Wallington Station.



DESCRIPTION

The property comprises a two storey part single and two storey commercial premises set within a small commercial area of an otherwise residential road. The property has up and over garage door access into the ground floor as well as two pedestrian doors one from the flank and one to the front elevation. The two storey section to the front of the building comprises offices with the rear areas mainly workshop and storage, largely open plan in nature albeit on slightly different levels. The main ground floor area has solid floors and currently a suspended ceiling although originally the property would have been more exposed to higher eaves. The offices are cellular in nature although many interconnect and the majority have double glazed windows. There is a gas blower heater within the main workshop area although this has not been tested.

ACCOMMODATION

Main Workshop Area	171.86m² (1850 sq ft) (approx)
Additional Workshop Areas	41.80m² (450 sq ft) (approx)
Ground Floor Office 1	13.00m² (140 sq ft) (approx)
Ground Floor Office 2	12.07m² (130 sq ft) (approx)
Ground Floor Office 3	11.14m² (120 sq ft) (approx)
First Floor Office 4	18.58m² (200 sq ft) (approx)
First Floor Office 5	19.50m² (210 sq ft) (approx)
WC's at ground and first floor	

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 a new lease the on full repairing and insuring terms the length of which should be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office/Light Industrial/Storage) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. 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 **£20,000 (twenty 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.