

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

## **LIGHT INDUSTRIAL PREMISES** **WITH ANCILLARY OFFICES** **TO LET**

SITUATED IN CLYDE ROAD, JUST OFF THE B271 STAFFORD ROAD, A SHORT DISTANCE FROM THE SHOPS AND THE COMMERCIAL CENTRE OF WALLINGTON.

### **BUTTERMERE HOUSE, CLYDE ROAD,** **WALLINGTON, SURREY SM6 8PZ**

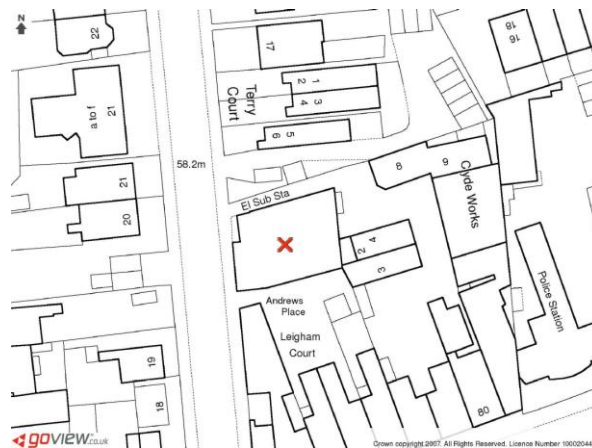
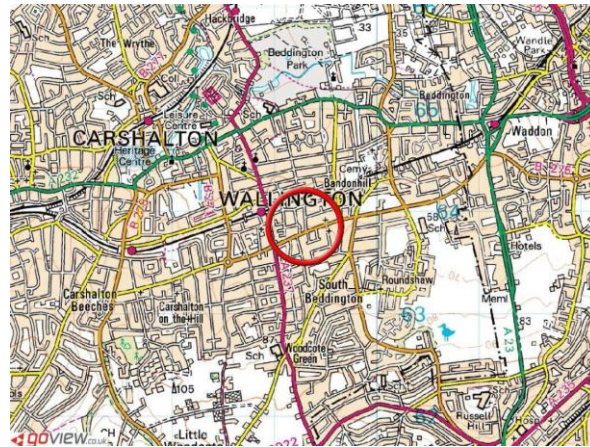
#### **LOCATION**

Wallington is an established commercial and residential centre, located approximately mid-way between Croydon and Sutton. The property forms part of a small industrial area located off Stafford Road (B271) approximately ¼ mile east of the town-centre.



Ground Floor - Light Industrial	3,000 ft <sup>2</sup>	(278.7 m <sup>2</sup> )
First Floor – Offices	500 ft <sup>2</sup>	(46.5 m <sup>2</sup> )
<b>TOTAL</b>	<b>3500 ft<sup>2</sup></b>	<b>(325.2 m<sup>2</sup>)</b>

*\*All areas and dimensions are approximate*



## **DESCRIPTION**

The building is mainly single-storey, with ancillary first floor offices at the front. Goods access to the ground floor space is via an up and over door which leads through to a mainly open-plan area where the clear height is 9' 6" approximately. Heating is by means of a gas-fired blower system. The first floor comprises 3 office rooms and male and female toilet facilities.

## **TENURE**

The property is be let on a new full repairing and insuring lease.

## **USE/PLANNING**

We understand the property currently falls within Class B2 (General Industrial) of the Current Town and Country (Use Classes) Order but 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**

A rent of **£19,750 (nineteen thousand seven hundred and fifty pounds)** per annum exclusive is sought.

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

All 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.