

Hooper

NAYLOR FRIEND

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FIRST FLOOR
OFFICE/BUSINESS UNIT
TO LET

SITUATED IN CLYDE ROAD, JUST OFF THE B271 STAFFORD ROAD FORMING PART OF
A COMPLEX OF CONVERTED BUSINESS UNITS

UNIT 4 CLYDE ROAD WORKS CLYDE ROAD
WALLINGTON SURREY SM6 8PZ

LOCATION

The property is situated at the southern end of Clyde Road the entrance to the site
being just 60 metres from Stafford Road.



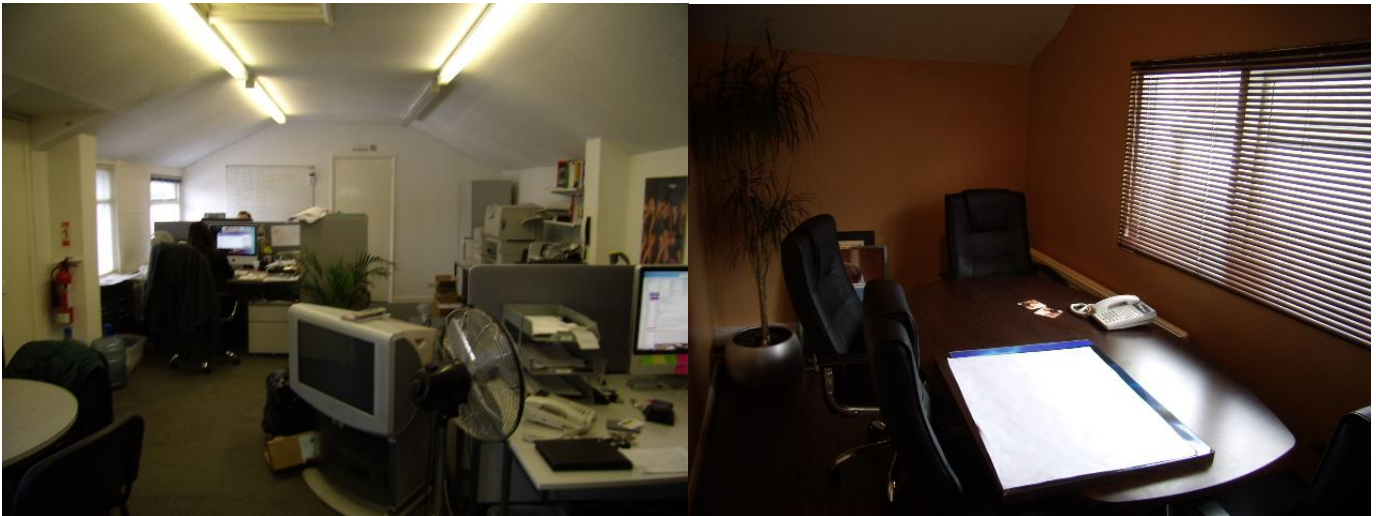
DESCRIPTION

The property comprises part of a small complex of converted buildings to provide business units. This property is a first floor unit which has previously been occupied as offices and is arranged to provide one large open plan office and one small office, with a kitchenette and WC accommodation. There is one undesignated car parking space and on-street parking without charge is available in nearby side roads.

ACCOMMODATION

Gross Internal Area **520 ft² (48.3m²) (approx)**

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



TENURE

To be let on a new full repairing and insuring lease for a term to be agreed.

USE/PLANNING

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 **£3,750 (three thousand, seven hundred and fifty pounds)** per annum exclusive is sought rising to **£5,000 (five thousand pounds)** per annum after first year (rent is not subject to addition of VAT).

V.A.T.

All rental and capital figures quoted within these details are exclusive of VAT 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.