

Hooper

NAYLOR FRIEND

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LIGHT INDUSTRIAL/WORKSHOP **TO LET**

SITUATED IN CLYDE ROAD JUST OFF THE B271 STAFFORD ROAD SHOPPING AREA A SHORT DISTANCE FROM WALLINGTON TOWN CENTRE

UNIT 8 CLYDE ROAD WORKS CLYDE ROAD **WALLINGTON SM6 8PZ**

LOCATION

The property forms part of a complex of mainly individual buildings known as Clyde Road Works. It comprises a small workshop/industrial unit, previously occupied for the manufacture of windows.



DESCRIPTION

The main workshop is accessed from double entrance doors 1.38 m wide x 1.98 m high and a short internal ramp to the slightly lower floor level. The main workshop area has a minimum height of 2.53m rising to a maximum of 3.47m. There is a small office area and separate male and female WC facilities. There is no car parking on site, but parking is available without charge in Clyde Road and other nearby side roads. The unit has a gas fired boiler and three phase power.

ACCOMMODATION

Gross Internal Area **1550 ft² (144.7m²)**

Figures relating to accommodation are approximate and rounded up 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

Available to let on a new lease for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class B1 (Light Industrial) of the Current Town and Country (Use Classes) Order and would suit a variety of uses with that Use Class (but not car repairs or servicing). 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 **£8,500 (eight thousand, five hundred 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.