

Hooper

NAYLOR FRIEND

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FIRST FLOOR BUSINESS UNIT **OR OFFICE** **TO LET**

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

UNIT 9 CLYDE ROAD WORKS **CLYDE ROAD WALLINGTON SM6 8PZ**

LOCATION

The property is in Clyde Road, just off the B271 Stafford Road, a short distance from the shops and the commercial centre of Wallington.



Gross Internal Area 698 ft² (64.84 m²)

**All areas and dimensions are approximate*

DESCRIPTION

The property forms part of a small complex of mainly industrial buildings known as Clyde Road Works. It comprises a first floor unit previous used as a golf club workshop and office, currently partitioned into three main areas and WC accommodation. There is no on-site car parking but car parking is available without charge on nearby side roads.

TENURE

The property is be let on a new lease for a term to be agreed, on full repairing and insuring terms.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the Current Town and Country (Use Classes) Order but prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£5,500 (five thousand five hundred pounds) per annum exclusive is sought.

V.A.T.

All capital figures quoted within these details are exclusive of VAT unless otherwise stated.

SUBJECT TO CONTRACT