

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG

TEL 020 8766 0123 * FAX 020 8761 4472

THREE STOREY **STORAGE/OFFICE BUILDING** **TO LET**

OFFERING GOOD BASIC ACCOMMODATION OVER THREE FLOORS AND WITH THE BENEFIT OF APPROXIMATELY 14 ON SITE CAR PARKING SPACES

THE OLD COPPER MILL COPPER MILL **LANE LONDON SW17 0BN**

LOCATION

The property is situated with vehicular access from Copper Mill Lane which is just off Plough Lane between Garratt Lane and Haydons Road. The property is set behind other commercial property and is therefore not highly visible to passing vehicular traffic but is well positioned for access to surrounding South London areas and as it benefits from an up and over door onto a dedicated yard, loading and unloading on the ground floor storage area is relatively easy. The property is accessible both to Tooting to the south, Wandsworth to the north and Wimbledon to the west and is considered suitable for a variety of businesses that require storage and some office accommodation.



DESCRIPTION

The property comprises a period built former mill building arranged over three floors and divided into three distinct sections. The ground floor has been used for many years for storage and the upper two floors have been used for offices and training rooms associated with various businesses and occupations. The property is relatively basic in nature but provides low cost budget accommodation on a self-contained site and with dedicated parking.

ACCOMMODATION

Ground Floor	1,415 ft² approximately (131.m²)
First Floor	1,630 ft² approximately (151.m²)
Top Floor	2,050 ft² approximately (190.m²)
Total:	5,095 ft² approximately (473.m²)

Internal WCs and Kitchenette Facilities at First Floor Level
Externally – Dedicated Yard/Parking Area for up to 14 cars

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 short term lease (3-5 years) contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part 2 as amended, on full repairing and insuring terms

USE/PLANNING

We understand the property currently falls within Class B1 (Office/Light Industrial) of the Current Town and Country (Use Classes) Order, and historically was used as a mill. The property is considered suitable for a variety of operations. Prospective purchasers/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 **£35,000 (thirty five 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.