

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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TWO OFFICE ROOMS IN A PERIOD BUILDING TO LET

LOCATED AT THE TOP OF GIPSY HILL WITHIN AN ATTRACTIVE BUILDING AND AVAILABLE ON FLEXIBLE TERMS.

CROWN HOUSE, 18 GIPSY HILL, SE19 1NL

LOCATION

The offices form part of the second floor of a three/four storey building at the top of Gypsy Hill close to the centre of Upper Norwood, but also within easy walking distance of Gypsy Hill mainline station. The centre of Upper Norwood provides all main facilities including good shopping and access to banks etc., and Gypsy Hill mainline station gives good access into central London and surrounding areas. Upper Norwood is becoming an increasingly popular business location with a variety of businesses now represented nearby.



DESCRIPTION

The property comprises second floor interconnecting office rooms in a multi-let environment. The offices are accessed off a common part with male and female WC's available off the half landing. The property is particularly suited to a small office user, or relocation from a home office for a party requiring a flexible arrangement in a convenient location.

ACCOMMODATION

Total Offices 290 sq. ft. approx. (26.94 m²)
Access to male & female WC's

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 lease or licence arrangement, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. 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 **£7,380 (seven thousand, three hundred and eighty 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