

FIRST FLOOR STUDIO WORKSHOP

TO LET

LOCATED AT THE REAR OF A SMALL MEWS PROVIDING REFURBISHED ACCOMMODATION AVAILABLE UNDER A NEW LEASE.

UNIT 3, REAR OF 30/32 DEVONSHIRE ROAD

FOREST HILL SE23

LOCATION

The property is situated at the rear of a new construction which is to take place on Devonshire Road due to be completed towards the end of 2004. The rear part of the mews will have vehicular access and the subject unit will have parking for one vehicle. Devonshire Road runs off the South Circular Road and the property has good vehicular access to surrounding areas. Forest Hill railway station is just short walk away.

DESCRIPTION

The property comprises first floor studio workshops within a mews location. The property has been refurbished to include new suspended ceiling. New sprung floor. New electrics, new kitchen and WC and largely new windows. Externally the courtyard is to be resurfaced, have security lighting and new fencing and will provide relatively secure pleasant working environment. The premises are alarmed and will also benefit from external PIR controlled security lighting.

ACCOMMODATION

| | |
|---------------------------------|-----------------------------|
| Work Space | 47.84m (515 sq ft) (approx) |
| Kitchen | 4.64m (50sq ft) (approx) |
| Internal WC and wash hand basin | |

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 full repairing and insuring lease for a term of seven years subject to an upward only rent review at the end of the fourth year.

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USE/PLANNING

We understand the property currently falls within class B1 (Office/Light Industrial) of the Current Town and Country (Use Classes) Order and would suit a variety of studio/ workshop users. 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

An initial rent of **£7,000** per annum exclusive is sought.

NB:

It is to be noted that during the construction of the new building to the front of the site access will be limited to pedestrian access across adjoining land. During this time an agreement will be reached in relation to concessions until such time as a more permanent accessway is provided. Details of this are available on request.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.