

Hooper

NAYLOR FRIEND

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FIRST FLOOR NEWLY
REFURBISHED OFFICE SPACE
TO LET

LOCATED WITHIN EASY WALKING DISTANCE OF STREATHAM MAINLINE STATION AND
AVAILABLE UNDER A NEW LEASE

FIRST FLOOR, 1F&G GLENEAGLE ROAD,
STREATHAM, SW16 6AX

LOCATION

The property is situated at first floor level fronting Gleneagle Road forming part of a small commercial parade just off Streatham High Road. The property is within a short walk of Streatham mainline station and there are numerous bus routes servicing the vicinity providing relatively easy access. The property is accessed via a communal staircase with ground floor access from the flank of the property.

DESCRIPTION

Open plan first floor office accommodation refurbished and modernised. The property has good natural light with windows front and back giving the potential for sub-division to include private offices if required.

ACCOMMODATION

Total office space 754 ft² (70 m² (approx))

Figures relating to accommodation are approximate and rounded down 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

The property is offered by way of a new lease on full repairing and insuring terms, 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, but 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 **£9,000 (nine 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