

Hooper

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# **STORAGE UNIT TO LET**

## **844 ft.<sup>2</sup> (78.4 m<sup>2</sup>)**

**LOCATED AT REAR OF 7-11 STATION WAY**  
**CHEAM SUTTON SURREY SM3 8SD**

### **LOCATION**

The property is situated at the rear of the shops fronting Station Way in the heart of Cheam Village, accessed from a driveway situated between the shops at numbers 11 and 15 Station Way.



The available unit is the larger part of the above property, accessed from the furthest of the two doors shown in the photo above.

## **DESCRIPTION**

The property comprises part of a brick built single storey building, offering dry storage, with vehicular access from Station Way. The entrance to the unit is via a pedestrian door and the unit has single phase power, and fluorescent strip lighting.

The present entrance to the unit through a pedestrian door restricts the size of goods accordingly. The unit might suit long-term archive file storage or similar.

There is no WC accommodation, water supply or drainage.

## **ACCOMMODATION**

Internal Width	11.00m (36'1")
Internal Depth	7.13 m (23'4")
Gross Internal Area	78.43 m <sup>2</sup> (844 ft. <sup>2</sup> )

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**

Available to let on a new lease for a term to be agreed.

## **USE/PLANNING**

We understand the property currently falls within class B8 of the Current Town and Country (Use Classes) Order, but prospective 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 **£5,500** (five thousand five hundred 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.