

Hooper

NAYLOR FRIEND

**FIRST FLOOR FORMER TRAINING
CENTRE SPACE
TO LET WITH D1 USE**

LOCATED WITH DIRECT STREET ACCESS FROM STEWARTS ROAD, AND AVAILABLE UNDER A NEW LEASE.

100 STEWARTS ROAD, LONDON SW8 4UG

LOCATION

The property is situated on Stewarts Road which is a mixed residential and commercial road just off Wandsworth Bridge Road to the south of Vauxhall. Numerous bus routes service Wandsworth Bridge Road and there is unrestricted parking on Stewarts Road itself although this is relatively limited.



DESCRIPTION

The property is situated at first floor level within a larger overall building with access via a communal hallway and staircase and providing accommodation at first floor level. The property is currently arranged a series of individual office/classrooms, some of which interconnect within a floor plate that was originally open plan save for structural pillars. The property has excellent natural light with windows on three sides, solid floors, and access to communal WCs at first and ground floor level. The property is considered suitable for a variety of potential occupiers.

ACCOMMODATION

Internal Floor Area 172.79m² 1860 ft² (approx)
WC Facilities in the Common Parts

Figures relating to accommodation are approximate and rounded up 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 D1 (Education, training etc) of the current Town and Country (Use Classes) Order and would suit a variety of occupiers. 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 **£24,000 (twenty four 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