



NEWLY REFURBISHED
SMALL FIRST FLOOR OFFICES
TO LET

PROVIDING GOOD QUALITY, READY TO OCCUPY OFFICES IDEAL FOR SMALL BUSINESSES

524-528 STREATHAM HIGH ROAD,
SW16 3QF

LOCATION

The property is situated overlooking Streatham High Road at the southern end of the High Road between Streatham Common and Norbury. The nearest mainline station is Norbury and the property is also reasonably accessible to Streatham mainline and Streatham Common stations. There are numerous bus routes servicing Streatham High Road and shopping is provided by a large Sainsburys supermarket nearby as well as more local shopping. The property is set above a CarpetRight showroom which is somewhat of a landmark in the area.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises first floor refurbished offices with access directly from Streatham High Road and thereafter via a walkway at first floor level. The property is designed to be either open plan or sub-divided into 5 individual suites each with kitchenette and WC facilities and a private office. The property is therefore considered suitable for a variety of potential occupiers. The property is offered refurbished with good natural light and in ready to occupy condition. The units have double glazing, central heating (not tested) and are fully carpeted.

ACCOMMODATION

			<u>RENT</u>
Suite 1	45.8m ²	493 ft ² (approx)	£5,750 pax
Suite 2	52.9m ²	570 ft ² (approx)	£6,750 pax
Suite 3	52.8m ²	568 ft ² (approx)	£6,750 pax
Suite 4	53m ²	571 ft ² (approx)	£6,750 pax
Suite 5	51.1m ²	550 ft ² (approx)	£6,500 pax
Total	255.6m ²	2752 ft ² (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 or leases, the length of which is/are 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 is suitable for 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.

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.