

## New Instruction/To Let

Norwich House, 9-11 Streatham High Road, London, SW16 1BF

From 241 sq m (2,600 sq ft) to 4,924 sq m (53,000 sq ft)



### Location

Streatham is located 7.2 miles south of Central London. The property is located at the North end of the Streatham High Road at the junction with Streatham Hill and within 200m of Streatham Hill Station. The station provides access to London Bridge (31 mins) and Victoria (17 mins).

### Accommodation

Norwich House is arranged on ground and 6 upper floors. The amenities include comfort cooling, central heating, secondary glazing and a suspended ceiling with recessed lighting. The property has 21 onsite car parking spaces.

### Floor Areas

Floor:	Description:	Area (sq ft):
Ground	Office	4,102
1 <sup>st</sup>	Office	9,827
2 <sup>nd</sup>	Office	7,825
3 <sup>rd</sup>	Office	7,825
4 <sup>th</sup>	Office	7,825
5 <sup>th</sup>	Office	7,825
6 <sup>th</sup>	Office	7,825
	<b>Total Offices</b>	<b>53,054</b>
	<b>Parking</b>	<b>21 spaces</b>

### Rent/Lease Terms

Our clients have a lease over the whole property which expires 24<sup>th</sup> December 2014. We can either assign the lease on the whole building, sublet the whole or individual floors or agree a new letting of the whole with a simultaneous surrender of the current lease.

For further information call 020 7544 2000

[nbrealestate.co.uk](http://nbrealestate.co.uk)

### Rates

The local rating authority has verbally advised us that the property is assessed as follows:

Rateable value: £411,500  
UBR (2009/2010): £0.485  
Rates payable: £199,577  
£3.76 psf

### Service charge

Please contact the agent for details.

### VAT

Rent or prices quoted are exclusive of VAT.

### Legal costs

Each party to bear their own legal costs and other associated costs incurred in the transaction.

### Services

None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations.

### Viewing

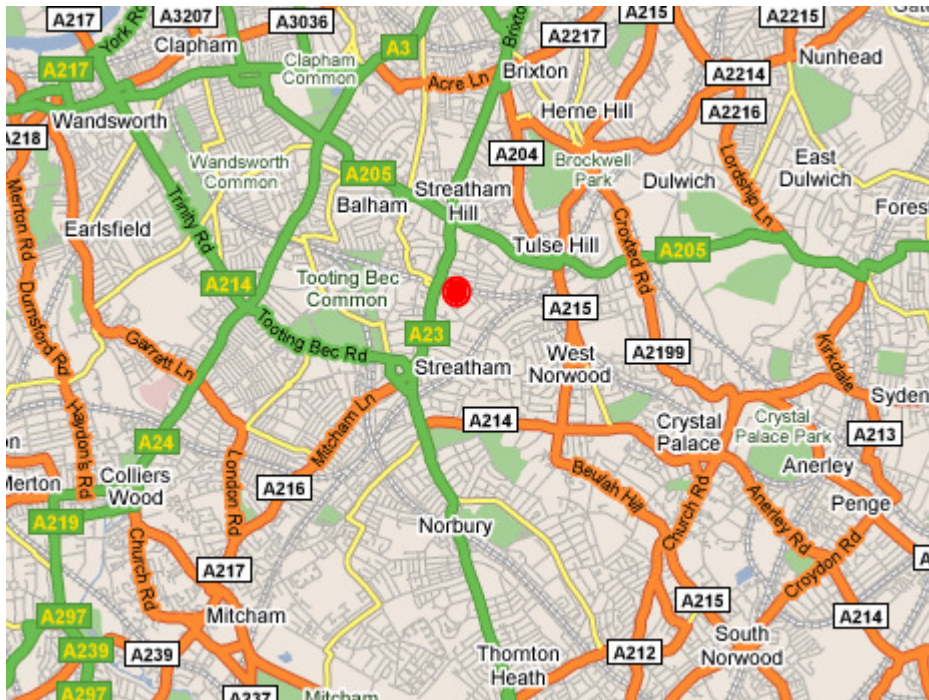
By prior appointment only. To arrange a viewing please contact:

**Kevin Mersh**  
**NB Real Estate**  
0207 544 2214  
kmersh@nbrealestate.co.uk

**Peter Friend**  
**Hooper Naylor Friend**  
0208 766 0123  
Peter.friend@hoopernaylorfriend.co.uk

### Subject to contract

July 2009.



Note: NB Real Estate Ltd ("NB") for itself and as agent for the vendors or lessors (the "Seller") of this property, gives notice that (1) These particulars do not constitute any part of an offer or a contract (2) Whilst every attempt has been made to ensure accuracy, this cannot be guaranteed and, therefore (save as set out at (6) below), (a) all statements and descriptions in these particulars as to this property are made without responsibility or liability on the part of NB or the Seller, (b) no such statements or descriptions are to be relied on as statements or representations of fact (c) all measurements are approximate and no responsibility is taken for any error, omission or misstatement and (d) any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements, descriptions and measurements contained in these particulars (3) The Seller does not make or give, and neither NB nor any of its employees or agents makes or gives nor has any authority to make or give, any representation or warranty whatsoever in relation to this property. (4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and no statement is made as to the incidence of VAT. (5) No liability is accepted and no representation is made by either NB or the Seller in respect of the presence, condition, adequacy or usability of any telecommunications or computer systems or equipment at the property, any software loaded thereon, or any related cabling or infrastructure. (6) Nothing herein shall exclude any liability which either the Seller or NB would otherwise have for any fraudulent concealment or for any statements made fraudulently by it, its employees or agents.