

Hooper

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1,400ft² THIRD FLOOR OFFICE **TO LET**

LOCATED IMMEDIATELY OPPOSITE TOOTING BROADWAY UNDERGROUND STATION AND BENEFITING FROM LIFT ACCESS AND AVAILABLE UNDER A NEW LEASE

THIRD FLOOR, 40 TOOTING HIGH STREET,
TOOTING, SW17 0RG

LOCATION

The property is situated with direct street access from Tooting High Street close to its junction with Garratt Lane and Mitcham Road in the centre of the busy Tooting Broadway area. The surrounding area houses numerous multiple retailers within the shopping area and the property is just a few moments walk from Tooting Broadway underground station which provides Northern Line tube access. The area is also serviced by innumerable bus routes providing relatively easy access to surrounding areas. The surrounding areas are densely populated residential catchments which the offices would be able to service.

DESCRIPTION

The property comprises third floor offices in a four storey building with Ladbrokes bookmakers being the ground floor landmark tenant. The property has independent access from the front and a staircase and lift to all floors. The property is broadly open plan in nature save for internal piers and the available of natural light provides the possibility of internal partitioning if required. The floor has its own independent central heating (not tested), a small kitchenette dedicated to the floor and WCs are available within the communal areas.

ACCOMMODATION

Third floor offices 130.06m² 1,400 ft² (approx)
WCs accessible at second and third floors
Dedicated kitchenette

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 B1 (Office) of the current Town and Country (Use Classes) Order and would suit a variety of operations. Other businesses within the building include legal and accountancy practices. 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 **£15,500 (fifteen 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.