

Hooper

NAYLOR FRIEND

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BRAND NEW LIGHT **INDUSTRIAL/WAREHOUSE UNIT** **TO LET**

LOCATED ON A NEWLY BUILT INDUSTRIAL ESTATE LOCATED BETWEEN MITCHAM AND STREATHAM AND AVAILABLE UNDER A NEW LEASE ON FLEXIBLE TERMS

UNIT 17 CHANCERY GATE ROWAN ROAD **STREATHAM SW17 7TD**

LOCATION

The property is situated on a newly built quality light industrial estate off Rowan Road between Streatham and Mitcham. The property benefits from easy road access to surrounding areas as Rowan Road provides a link through Streatham Vale to the A23 Streatham High Road and access to the remainder of South London is relatively convenient. There is some local shopping in the nearby parade providing local services and there is overland rail access relatively close. The surrounding area has unrestricted parking in the surrounding roads as well as the parking provided by the estate.



DESCRIPTION

The property comprises a purpose built light industrial unit in a terrace of similar units. The property has a full size electric roller shutter some 11'4 wide and 14'9 high, maximum internal height of 25'4 enabling the possible installation of a mezzanine floor, solid floors throughout, natural light via rooflights and double glazed door and window. There is a soil stack within the unit enabling the installation of a WC to take place and also a mains gas supply. Externally there is a dedicated car parking space together with an additional space approaching the roller shutter door.

ACCOMMODATION

Gross Internal	75.24m²	810ft² (approx)
Externally	Parking for 2 vehicles	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/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 flexible terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Light Industrial) of the Current Town and Country (Use Classes) Order and would suit a variety of uses including storage and light industry. 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 **£10,000 (ten 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