

Hooper

NAYLOR FRIEND

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OFFICE SPACE **TO LET SHORT TERM**

LOCATED IN AN ESTABLISHED INDUSTRIAL AREA AND AVAILABLE AT A COMPETITIVE RENT

UNIT 7 NIGHTINGALE INDUSTRIAL ESTATE **NIGHTINGALE GROVE HITHER GREEN** **LONDON SE13**

LOCATION

The property is situated within an established light industrial area and shares the vicinity with a number of commercial operations. Nightingale Grove itself is a mixed commercial and residential location and the property is within a very short walk of Hither Green mainline station. The South Circular Road is within easy reach by vehicle which gives access to the motorway network and other areas of South London.



A DESCRIPTION

The property comprises a two storey light industrial/office building which is to be cleared and basically redecorated. The property has solid floors which have been overcovered by Parquet flooring at first floor, fairly good natural light particularly at first floor level, a steel concertina loading door and internal WC facilities, There is an area to the front of the building which will enable loading and parking. It should be noted that the ground floor is slightly split level arrangement and that access to both levels would require the use of a fork lift truck or similar. There are double doors at first floor which could enable loading and the use of the first floor for storage items.

ACCOMMODATION

Ground Floor	85.46m²	920 ft² (approx)
First Floor	117.05m²	1260 ft² (approx)
Total	16.72m²	180 ft² (approx)

Ancillary Stores, WC and wash room facilities

Externally

Loading and parking area

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 short lease for a term of up to two years contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

USE/PLANNING

We understand the property currently falls within class B1 (Light Industrial/Office) of the Current Town and Country (Use Classes) Order and would ideally suit as storage or small light industrial occupier. 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 **£14,000 (fourteen 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

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.