

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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SECOND FLOOR OFFICE SUITE **TO LET**

LOCATED IN THE CENTRE OF CRYSTAL PALACE AND AVAILABLE BY WAY OF LEASE ASSIGNMENT OR UNDERLEASE AT A COMPETITIVE RENT

2 WATERSTONE HOUSE, 13 CENTRAL **HILL, LONDON SE19**

LOCATION

The property is situated at second floor level with access from Central Hill itself via a courtyard. The property is within easy walking distance of the heart of Crystal Palace with numerous shopping and entertainment venues located nearby and the property is also within walking distance of Gypsy Hill mainline station as well as Crystal Palace mainline station. There are numerous bus routes which service the area and there is unrestricted car parking in nearby side roads.



DESCRIPTION

The property comprises a ground floor largely open plan office suite set within a mixed building. The property has good natural lights with windows to the front, side and roof lights to the rear of the suite. Internally there are built in cupboards and a meeting room. The suite has its own internal male and female WCs. The property is centrally heated and would suit a variety of office based businesses.

ACCOMMODATION

Internal Floor Area 87.33 m² 940 ft² (approx)
Male & Female WCs

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 an assignment or underlease for a term to expire in June 2013. The lease is within the security of tenure provisions of the Landlord and Tenant Act and should be capable of renewal.

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 businesses.

LEASE TERMS

COPY LEASES ARE AVAILABLE ON REQUEST

RENT

An initial rent of **£10,575 (ten thousand five hundred and seventy five pounds)** per annum exclusive is sought.

DISCLAIMER

In accordance with the Estates Agents Act 1991, we are obliged to declare that the leaseholders of the property are partners of Hooper Naylor Friend.

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.