

Ref: AGT/CJL /0:3622

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET

**MODERN INDUSTRIAL/WAREHOUSE UNIT
WITH MEZZANINE STORAGE/OFFICES
TOTAL GROSS FLOOR AREA APPROX 2100sq.ft.(195.09m²)**



**UNIT C2 CONNAUGHT BUSINESS CENTRE,
MALHAM ROAD, FOREST HILL, SE23 1HH**

LOCATION:

Situated within an established business area, just off the South Circular (A205) with access via Wastdale Road to Malham Road.

DESCRIPTION:

Comprises a terraced modern single storey industrial/warehouse unit forming part of a courtyard style terrace with forecourt, loading and parking areas (3 spaces allocated). The property is of brick front elevation under a pitched profile steel roof. The unit has the benefit of a front office, personnel and loading doors, mezzanine storage and offices with kitchen area plus cloakroom/wc's at both ground and mezzanine level. The property, we are advised, was last used for food production purposes.

Adrian G. Tuttle FRICS FRII

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ACCOMMODATION:

(with approximate dimensions and floor areas)

Forecourt loading/parking

Ground floor warehouse/industrial unit 24ft x 50ft 6ins (7.32m x 15.39m) incorporating office and washroom.

Mezzanine access via internal steel staircase to storage area, two rooms previously used as offices plus kitchenette and cloakroom/wc.

Storage 24ft x 27ft 6ins (7.32m x 8.38m)

Offices 10ft 6ins x 9ft 3ins (3.20m x 2.82m), 10ft 3ins x 6ft 4ins (3.12m x 1.93m)

Kitchen and cloakroom/wc 10ft 6ins x 7ft 9ins (3.20m x 2.36m)

Gross floor areas (approx)

Ground floor 1,200sq.ft. (111.48m²)

Mezzanine 900sq.ft. (83.61m²) limited headroom

TOTAL 2,100sq.ft. (195.09m²)

TERMS:

To be let upon a full repairing and insuring lease at terms to be agreed.

RENT:

£12,000 per annum exclusive.

SERVICE CHARGE:

We are advised by our clients that service charge is levied to cover the cost of the repair, maintenance and management of the common parts and forecourt areas. The current estimated service charge for the year 2009 is, we are advised, £200 plus VAT per quarter.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Lewisham that the rates payable on the premises are £5,213.75 (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

Each party is to be responsible for the payment of their own legal fees.

VAT:

We are advised by our clients that VAT **will** be payable upon the rental under current legislation.

VIEWING:

STRICTLY by arrangement with the Owner's Agents:

LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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