

## Unit 4, Clyde Road Works, Clyde Road, Wallington, Surrey SM6 8PZ

A first-floor office / business space to let on a new lease. 020 8681 2000 info@hnfproperty.com



specialist advice on all property matters

## Unit 4, Clyde Road Works, Clyde Road, Wallington, Surrey SM6 8PZ

## £7,500 Per Annum Exclusive

**LOCATION**: - The property is situated at the southern end of Clyde Road in a backland location with a site entrance just 60m from the Stafford Road (B271).

**DESCRIPTION**: - The property is part of a small complex of converted buildings providing business units. The property is a first floor mainly open plan space previously used as offices. Access is via an external staircase and is currently partitioned into a tea making area and two rooms. On-street parking is currently available in Clyde Road.

## **ACCOMMODATION: -**

Gross internal area 520 ft² (48.3m²) approx. Kitchenette WC

<u>USE/PLANNING</u>: - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order.

**EPC:** -The property has an EPC rating of 123 within Band E.

<u>VAT</u>: -We understand that the property is not elected to VAT.

**TENURE**: - The property is to be offered by way of a new lease, the terms of which have yet to be negotiated.

**RENT/PRICE**: - An initial rent of £7,500 per annum exclusive is sought.

**BUSINESS RATES:** -The property has a ratable value of £3,450. Interested parties should contact the local authority to confirm the rates PAYABLE. <a href="https://www.tax.service.gov.uk/business-rates-find/search">www.tax.service.gov.uk/business-rates-find/search</a>

<u>VIEWINGS</u>: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

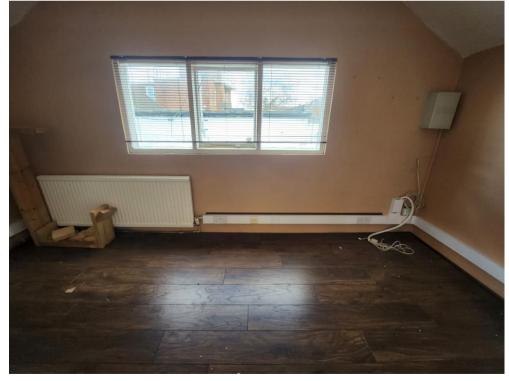
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