

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

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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 ft^2 (48.3m^2) approx.
Kitchenette
WC

USE/PLANNING: - 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.

VAT: -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 £3,600. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161
www.hnfproperty.com
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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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28th November 2023

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