



Second Floor, 40 Tooting High Street, London, SW17 0RG

Lift accessible second floor office TO LET (1,456 ft²) just a few moments from Tooting Broadway underground station.



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Second Floor, 40 Tooting High Street, London, SW17 0RG

Rent £27,500 per annum exclusive

LOCATION: The property is situated with direct street access from Tooting High Street, close to its junction with Garratt Lane and Mitcham Road, in very centre of the Tooting Broadway area. The property is just a few moments' walk from Tooting Broadway Underground station which gives Northern Line access into Central London, and there are also numerous bus routes that service the vicinity. Tooting is a vibrant commercial centre with a limited amount of office availability. Road access to surrounding areas is excellent via the A24 Tooting High Street, Garratt Lane towards Wandsworth and Mitcham Road towards Mitcham and Sutton. The property has good access to surrounding service providers including a number of banks and there is good retail nearby.

DESCRIPTION: The property comprises second floor offices within a handsome period building with direct street access via communal areas at ground floor. The property has a staircase and lift access. The property has good natural light from the windows to the front and rear as well as suspended ceiling, gas fired

central heating and self-contained kitchenette dedicated to the unit. There are WCs throughout the building on each level. The property was most recently occupied by a firm of accountants and is well suited to those requiring open plan offices but does lend itself to partitioning, if required.

ACCOMMODATION:

Open plan office 135.26 m² (1,456 ft²)

Small kitchenette
WC off the lobby

Figures relating to accommodation are approximate and rounded up for the purpose 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 a new lease, the length of which is to be negotiated. Leases will be contracted out of the security of tenure provisions of the landlord and Tenant Act 1954 pt 2 as amended.

RENT: An initial rent of £27,500 per annum exclusive is sought.

USE/PLANNING:

We understand the property currently falls within Class E of the current Town & Country (Use Classes) Order and would suit a variety of operators.

EPC RATING:

A new EPC has been commissioned and the results will be made available when received.

BUSINESS RATES:

The property has a ratable value of £19,750.00. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

VAT:

All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

VIEWINGS:

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



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