

Claridges

COMMERCIAL PROPERTY CONSULTANTS

D1/D2 SPACE WITH PARKING

****SUITABLE FOR OFFICE OR D1 TRAINING/EDUCATIONAL USE****
****NOT SUITABLE AS A PLACE OF WORSHIP/COMMUNITY CENTRE****

TO LET

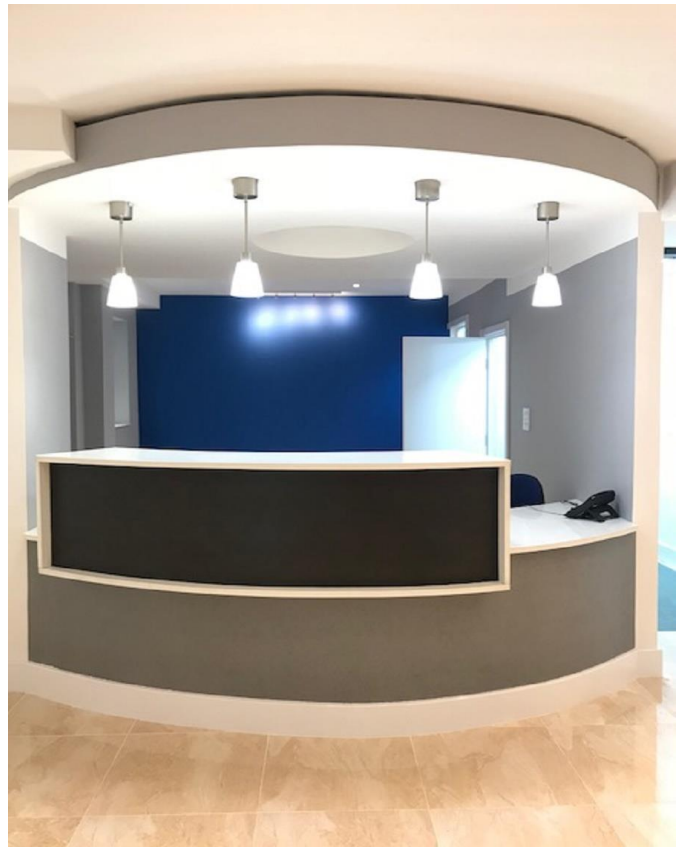
FROM 450 SQ FT - 6750 SQ FT

****PLUS VARIOUS SERVICED OFFICES AVAILABLE****



LEWISHAM, LONDON SE6

020 8559 1122



Location:

Situated just off Rushey Green, Lewisham beneath an office building at the junction with Rosenthal Road. Access is via an entrance in Rosenthal Road. There is a car-park which also has an entrance from Rosenthal Road.

Description:

Comprising eight office suites with D1 educational use which are suitable for D1/D2 uses (not religious or assembly) and office use. The offices are arranged over ground, first and second floors. The area is divided into eight partitioned offices and the partitioning can be removed in order to create larger spaces or spaces of different dimensions. There are separate male and female WC's and a kitchen. The premises allow for 24 hour access. The area is accessed via a communal stairwell leading from Rosenthal Road. There are also a number of serviced offices available (see schedule below for pricing structure).

Areas:

From 450 sq ft – 6750 sq ft

Lease:

Available on a new sub lease for a term to be agreed – rents as per schedule below.

Service Charge:

See schedule below.

Business Rates:

London Borough of Lewisham. Rates payable for 2019/20 - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge:

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit:

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing:

By Appointment only via Sole Agents

Claridges Commercial – 020 8559 1122 E: info@claridges-commercial.co.uk



CAPITAL HOUSE						
Units available as at May 2019						
Unit No.	Unit description	Enquiries	Approx area inc common Area	Rent per month	Service charge per sq ft per annum	Business rates Y/N
Ground Floor						
Rear Unit	Education/offices/Storage	Special offer less than £9 per sq ft	2500	1,800	3	Tenant
First Floor (Business Centre)						
3	Large hall - back area	Could be sound studio	500	1,000	3.00	Tenant
3A	Large hall - back area	Auditorium - roof window	750	1,500	3.00	Tenant
3B	Large hall - back area	Conference	550	1,000	3.00	Tenant
K2	Serviced office		2 desk	399	Included	Included
K4	Serviced office		2 desk	499	Included	Included
K5	Serviced office		2 desk	499	Included	Included
K6	Serviced office		2 desk	499	Included	Included
K7	Serviced office		2 desk	499	Included	Included
4A	Large room		600	1,250	3.00	Tenant
4B	Large room		450	1,000	3.00	Tenant
	Hot Desk area - reception lobby	6 hot desks		149	Included	Included
2nd FLOOR (Top)						
	Serviced office 1	Already let	2 desk	299	Included	Included
KK4	Serviced office 1		2 desk	399	Included	Included
4C	Large room in corner		700	1,500	3.00	Tenant
4C	Large room near unit 4C entrance		700	1,500	3.00	Tenant
	Lobby area - long office		3 desk	600	Included	Included

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.