

A2 COMMERCIAL TO LET

663 – 665 Garratt Lane
London
SW17 0PB



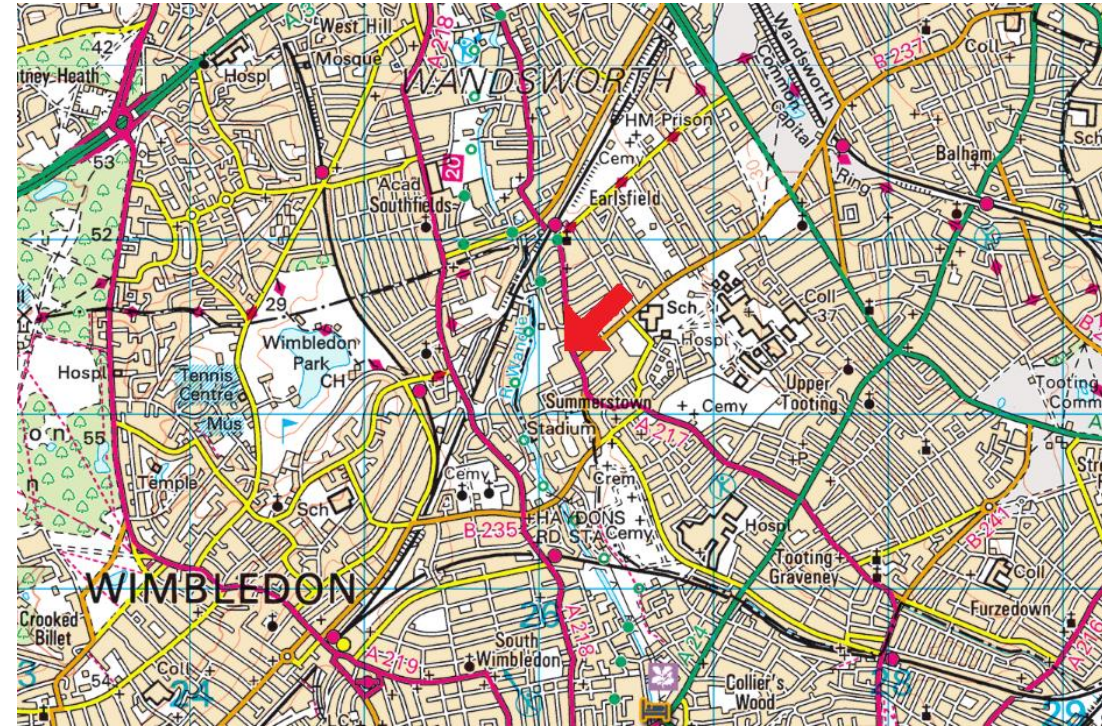
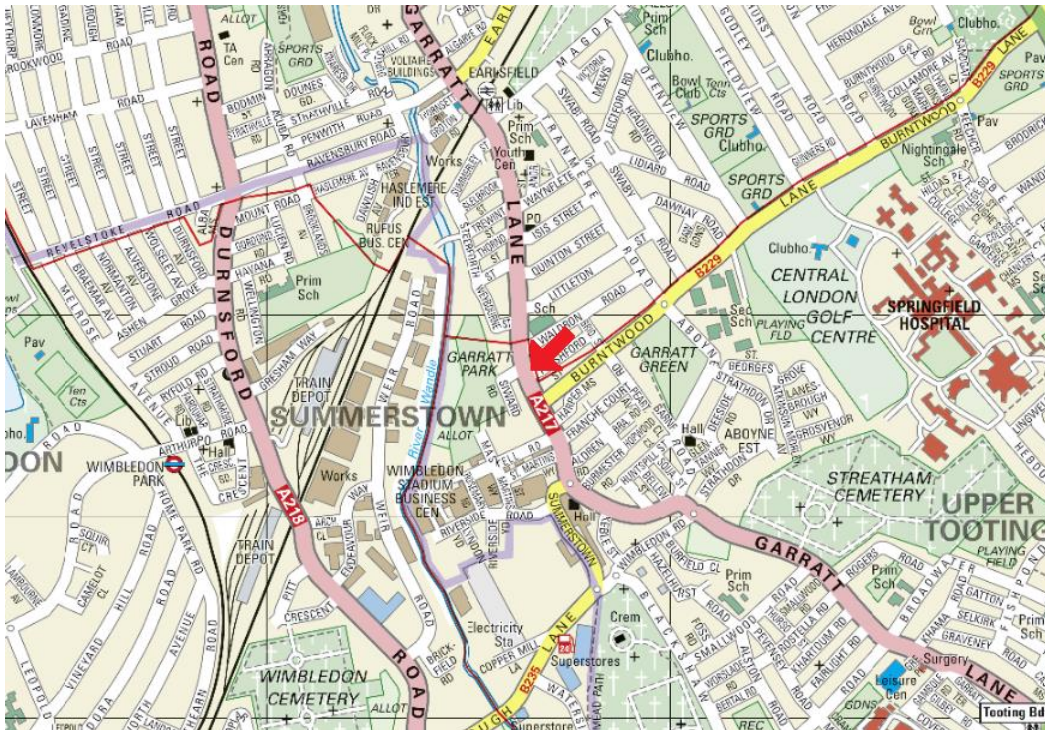
Kinleigh Folkard & Hayward

COMMERCIAL PROPERTY

020 8739 2090 kfh.co.uk

Location

The property is prominently situated on Garratt Lane and benefits from excellent transport links. Positioned close to the unit is Earlsfield Station (0.5 miles) which offers access to the South Western Railway Services. There are also several bus routes along Garratt Lane, which provide access to Waterloo, Victoria, Putney Bridge, Tooting and Mitcham.



Description

The subject property consists of a ground and lower ground floor only. Occupiers close by include the Co-operative, Oriental House, Londis and Beattitude.

Floor Area

The premises benefits from the following approximate floor areas:

Ground Floor:	132.21 sqm	1,423 sqft
Lower Ground Floor:	36.81 sqm	396 sqft
Total:	172.02 sqm	1,851 sqft

Rent

£40,000 per annum exclusive.

Tenancy

A new full repairing and insuring lease to be agreed by way of negotiation.

Planning

A ground and lower ground floor unit with A2 use, in accordance with the Town and Country Planning Act 1987.

Business Rates

We are advised that the rateable value is £17,750, tenants are strongly advised to contact the Local Authority (Wandsworth) for the appropriate business rates.

VAT

TBC

EPC

Available on request.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate
- Title Documentation

William Holmes

DD: 020 8739 2071

E-mail: wholmes@kfh.co.uk

Hector Nelson

DD: 020 8739 2089

Email: hnelson@kfh.co.uk

Kinleigh Folkard and Hayward

KFH House

5 Compton Road

London SW19 7QA

Web: www.kfh.co.uk/commercial-property

Kinleigh Folkard and Hayward Commercial Property Services:

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Investment• Development• Agency• Disposal• Acquisition | <ul style="list-style-type: none">• Office• Retail• Industrial• Leisure• D1/D2 | <ul style="list-style-type: none">• Valuation Services• Lease Renewals• Rent Reviews• Management• Building Consultancy |
|--|--|--|

Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **September 2019**