

GROUND & 1ST FLOOR, DUKE HOUSE, 84-86 RUSHEY GREEN, CATFORD, LONDON, SE6 4HW



OFFICES TO LET

Location

The property is located on the west side of Rushey Green Road (A21) which links directly to the South Circular Road (A205). Catford Bridge and Catford mainline stations are within close proximity to the property and provide Thameslink and Southeastern services. The property is surrounded by numerous cafés, restaurants and shops including, Costa Coffee and Nandos.

Description

The property comprises a modern five storey office building with the subject premises available on the ground and first floor.

At ground level, the premises is arranged as a front reception area, with 4 partitioned offices/meeting rooms and a large common room area to the rear. At first floor level, there is a kitchen, server room, and 3 offices. The premises benefit from a suspended ceiling, strip lighting, electric heating, air conditioning, carpeting throughout, entry phone system, fire exit, and there is also access to a rear yard.

There are male, female and disabled WC facilities provided throughout the building and a communal 6 person lift serving each floor, in addition to access provided via the stairs.

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	241.39 sq m	(2,598 sq ft)
First Floor	99.17 sq m	(1,067 sq ft)
Total Accommodation	340.56 sq m	(3,665 sq ft)

Rent

£50,400 per annum exclusive.

Service charge

Upon application.

Rates

The property is entered in the 2017 rating list with the following rateable values:

Ground Floor	£25,000
First Floor	£13,500

Interested parties should contact the local authority to confirm the rates payable.

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed. Available from March 2022.

Planning

The property has recently been as a mechanics under B1 use class. However, the incoming tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Legal Costs & VAT

In-going tenant to pay both parties legal fees. Please note that VAT is chargeable.

EPC

The property has an energy rating of "C".

Viewing

Strictly by prior arrangement with sole agents Hindwoods 0208 858 9303

CG5926

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