

**B1 (OFFICE) AND D1 (EDUCATIONAL) UNIT  
70 COURT ROAD, ELTHAM, LONDON SE9 5AH**



**TO LET 943 SQ M (10,149 SQ FT)**

**Location**

Eltham is one of the 3 major towns in the Royal borough of Greenwich along with Woolwich and Greenwich. The centre has benefitted from major regeneration over recent years including a new 6 screen multiplex cinema. Court Road is situated immediately to the south of Eltham High Street with the subject property on the west side of the road, adjacent to Eltham Palace. Road connections are good with easy access to the A2, A20 and A205. Eltham mainline station provides regular services to central London.

**Description**

The subject property offers a rare opportunity to lease a detached and self-contained building in an exceptional setting. The building has attractive brick and rendered elevations under a flat roof. Arranged over basement and 2 upper floors, the accommodation benefits from excellent natural light via large double-glazed windows and has been partitioned internally to provide separate classroom and administrative areas. Externally, substantial surfaced areas provide extensive parking and there are attractive garden areas.

**Accommodation**

The property has the following approximate net internal areas:

Ground Floor	475.38 sq m (5,117 sq ft)
First Floor	467.48 sq m (5,032 sq ft)
<b>Total</b>	<b>942.87 sq m (10,149 sq ft)</b>

**Rent**

£185,000 per annum exclusive.

**Planning**

This property benefits from D1 (Education) and B1 (a) (Office). However, the ingoing 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.

**Rates**

The property is entered in the current rating list with a rateable value of £95,500.

**Also at:**

Croydon  
East Dulwich



**RICS**

### EPC

The EPC is yet to be commissioned.

### Viewing

Strictly by prior arrangement with sole agents Hindwoods

**Kevin Bright** [k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)

**Georgia Mason** [g.mason@hindwoods.co.uk](mailto:g.mason@hindwoods.co.uk)

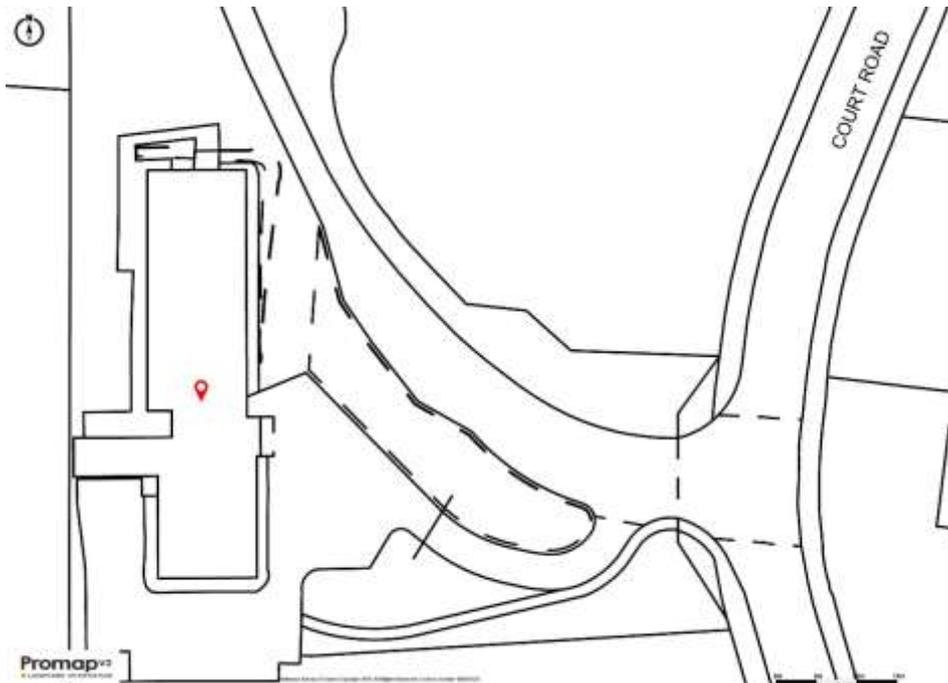
### VAT & Legal Costs

VAT is not chargeable on this property. Each party will pay their own legal fees.

### Terms

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

**CG5826**



"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)".

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