JOHN PAYNE
COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET

B1 LIGHT INDUSTRIAL/OFFICE UNIT

2,260 SQ FT OVER 2 FLOORS

ALMOST OPPOSITE LEE RAILWAY STATION
IN GATED MEWS WITH 4 PARKING SPACES AVAILABLE

UNIT 8, SOUTHBROOK MEWS,
SOUTHBROOK ROAD, LEE, SE12 8LG

GUIDE RENT £29,000 PA EX + VAT

Commercial Property Agents & Surveyors
7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com
www.johnpaynecommercial.com
These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	The premises are located In Southbrook Road, close to its junction with Burnt Ash Road (A2212) in a mews style setting of similar units. Lee Mainline Rail Station is approximately 200 yards away, with Burnt Ash Road forming a good secondary parade, with a variety of retailers. In addition to the train station, the area has good transport links including numerous bus routes, with Burnt Ash Road, the South Circular Road (A205), A2 and A20 all being close by.
Description:	The premises comprise a two-storey detached B1 building. The ground floor is served by a roller shutter loading door in addition to the main pedestrian access and consists of a main area with additional room, along with W.C. facilities. Whilst currently used as offices, the ground floor would also suit industrial use, e.g. a workshop or storage. On the first floor there is an open plan office with two additional offices, a kitchen and W.C. facilities. The building as a whole benefits from 3 phase power, GFCH, double glazing, CAT II lighting (first floor) and four allocated parking spaces.
Accommodation:	The overall sizes of the unit on a GIA basis are: Ground Floor 1,130 sq ft First Floor 1,130 sq ft TOTAL 2,260 sq ft
Business Rates:	Interested parties are advised to make their own enquires to the local Authority, being the London Borough of Lewisham.
Terms:	A new FR&I lease is to be granted direct from the freeholder for a period to be agreed, incorporating periodic rent reviews.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
VAT:	We understand that VAT is payable.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125

BL/EJ/SBM8/C00660

Misdescriptions Act 1991
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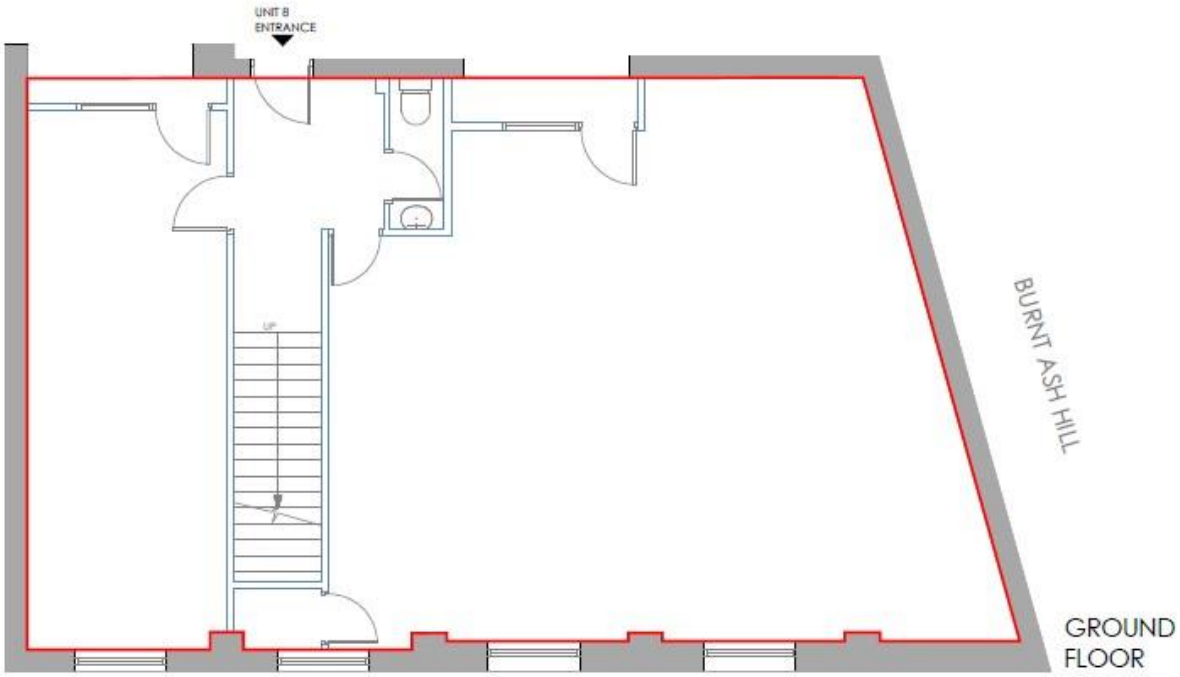
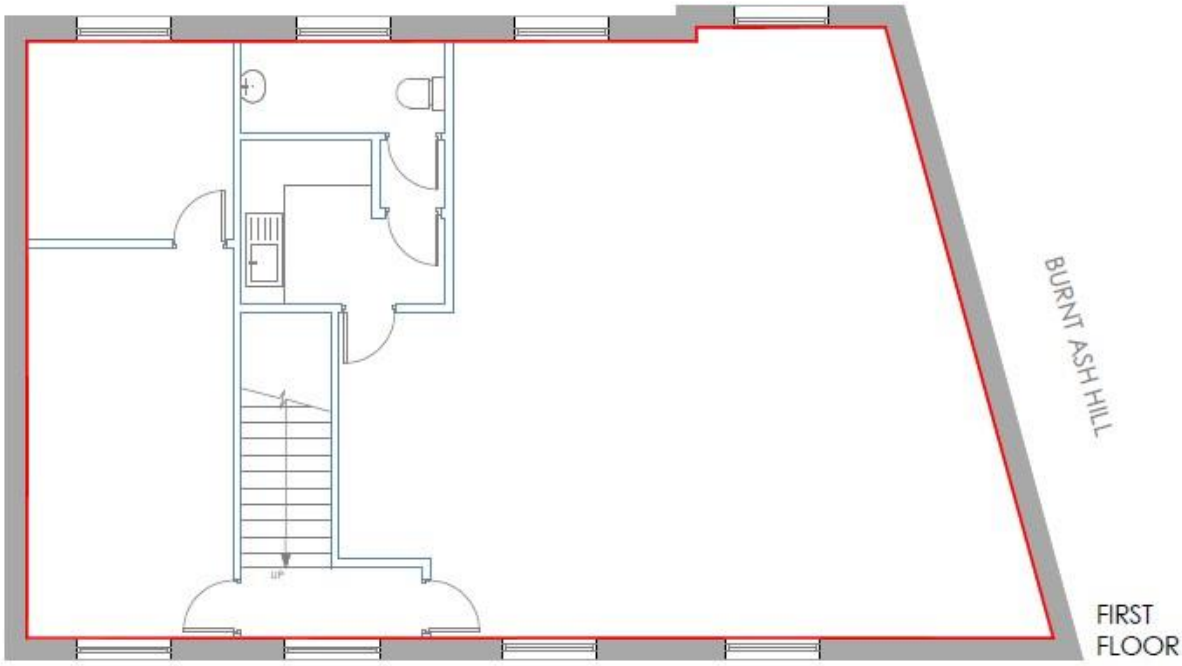
SOUTHBROOK ROAD



SOUTHBROOK ROAD



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