

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**OFFICE TO LET**

**IDEAL START UP SPACE**

**1 ROOM APPROX 180 SQ FT**

**ENTRY PHONE, CARPETS, AC/HEATING**

**CENTRAL VILLAGE LOCATION**



**BRIGADE HOUSE, SECOND FLOOR OFFICE,  
ROYAL PARADE, BLACKHEATH, SE3 0TW**

**RENT £8,750 PA INCLUSIVE**

**TO LET ON A NEW LEASE EXPIRING SEPTEMBER 2023**

Commercial Property Agents & Surveyors

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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.

<b>Location:</b>	Brigade House is situated in the heart of Blackheath Village forming part of a small mews development off Royal Parade Mews and Brigade Street. The property is a short walk from Blackheath mainline railway station and village shops.
<b>Description:</b>	Second floor office approximately 15' x 12' (180 sq ft) sash window, fitted carpet, entry phone system, reverse air conditioning/heating, power points. There are shared kitchen facilities plus male and female toilets.
<b>Business Rates:</b>	As a small business these premises would be exempt from local council rates
<b>Terms:</b>	To let on a new lease expiring September 2023 outside the 1954 Landlord & Tenant Act and three yearly thereafter.  The Landlords are associated with John Payne Commercial and are therefore declaring a personal interest.
<b>Rent:</b>	£8,750 pa which is inclusive of service charges which include electricity, cleaning of common parts, security and fire alarm system, but excluding building insurance (approximately £106 pa).
<b>Deposit:</b>	A deposit of up to 3 months rent may be required, subject to status.
<b>Reference Fee:</b>	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.
<b>VAT:</b>	VAT is not applicable.
<b>Legal Fees:</b>	Ingoing tenant will be required to make a contribution towards landlord's costs for preparation of documentation capped at £1,000 (no VAT).
<b>Viewing:</b>	Strictly via appointment through sole agents John Payne Commercial 020 8852 6125

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Misdescriptions Act 1991

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