



Annual Rent

£63,000 per annum



Size

42 spaces, Circa 10,000ft² GIA.



Security

Alarm system, secure entrance with floor-to-ceiling sliding shutters, and sole possession

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Description

The property is located in the London Borough of Wandsworth on Hibbert Street which is accessed from York Road. Heading eastwards, York Road is the primary route from Wandsworth to Vauxhall and onto the City of London. To the west, York Road runs into Wandsworth Roundabout which offers access north of the River Thames into Fulham and Chelsea via Wandsworth Bridge or south towards Surrey.

Clapham Junction Railway Station is a short walk from the unit and buses serve York Road. The property is situated beneath Sheridan House, a Local Authority residential building, in an area mostly made up of high value residential developments.

Accommodation

The property comprises a single-storey car storage facility containing 42 parking spaces, detailing area and 2 small offices. The premises are secured by floor to ceiling sliding shutters and an alarm system. This shutter and the pedestrian access door next to it are the only ways to enter and exit the unit therefore offering excellent security.

Terms

A new lease contracted out of Sections 24-28 of the Landlord & Tenant Act 1954 is being offered for a term to be agreed. The unit will be taken as seen.

Rent

£63,000 per annum. A six month rent deposit will be required

Rent Review and Break

Upward only rent review on fifth anniversary of the term.

There is to be a Landlord's redevelopment break clause that will roll from the 5th Anniversary of the lease commencement date. The Landlord must provide written notice of their intention to break the lease at least 12 months advance.

Service charge

TBC

Business rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

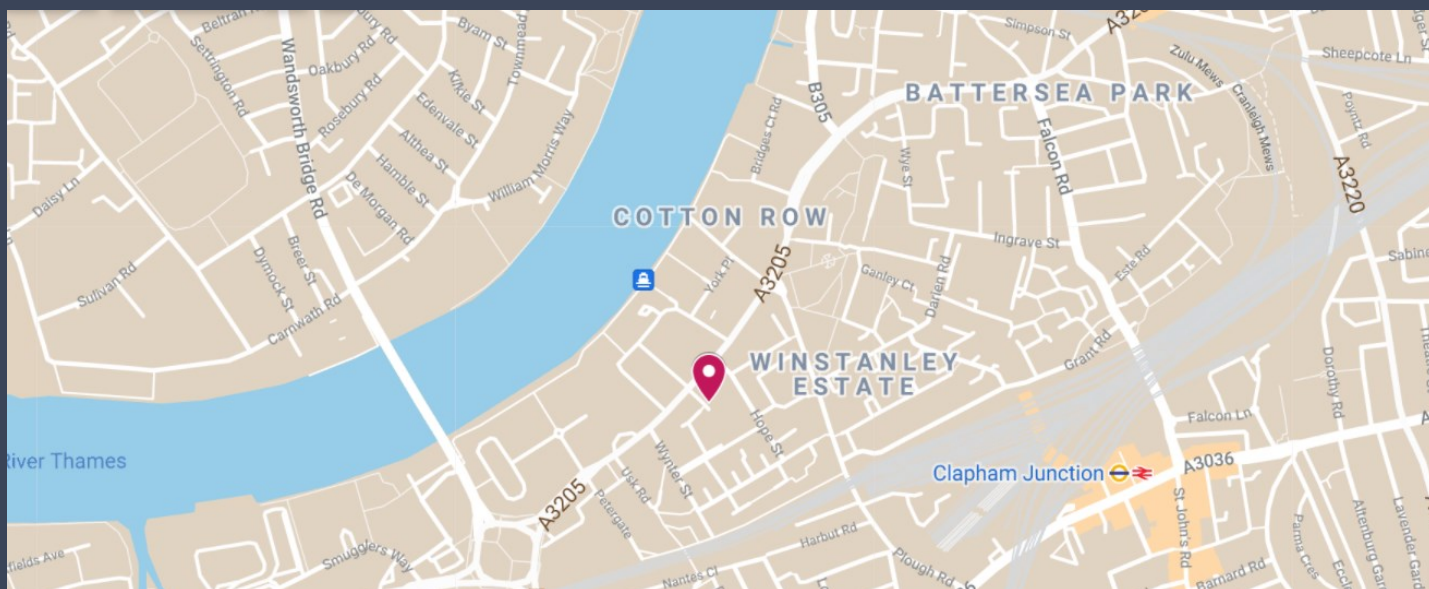
Each party is to be responsible for their own legal costs incurred in this transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

EPC

The property is exempt from EPC regulations.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



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