MERIDIAN CP PARTNERS

To Let



206-208 Stewarts Road

Battersea, London, SW8 4UB

TO LET: Substantial and striking self-contained Headquarters Building arranged across two floors only with vehicular access.

- Substantial Commercial Building with excellent street presence.
- Benefiting from a light-strip out for immediate occupation.
- Private Entrance & Reception Area
- Secure Vehicular Parking & Access Areas
- Wonderful levels of natural light across both floors
- Available immediately.

206-208 Stewarts Road, Battersea, London, SW8 4UB

Summary

Rent	£80,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

206-208 Stewarts Road is a prime self-contained building in the heart of this highly-connected SW London location enjoying a strong and substantial mix of light-industrial and residential use classes close by. For occupiers, it is a chance to secure a permanent headquarters in one of South London's most connected business locations.

The property comprises a two-storey office building arranged over ground and first floors. The floors are almost identical in size, at 2,368 sq ft and 2,382 sq ft NIA respectively. The regular layout gives flexibility, with scope to occupy the building as a single self-contained unit or to subdivide it into separate suites for multiple occupiers.

The building is in office use, which falls within Class E(g)(i) of the Use Classes Order. This broad commercial class lets occupiers move between a range of business uses without needing planning permission for a change of use.

Terms

RENT: £80,000 per annum (exclusive)

TENURE: A new lease term is to be agreed outside the Landlord & Tenant Act 1954

RATES PAYABLE: Rateable Value: £110,000 Rates Payable: £52,800 (Please note these calculations are approximate and we strongly encourage you to check with the local authority to confirm this).

PREMISES: (USE CLASS E): c.5,794 sq ft

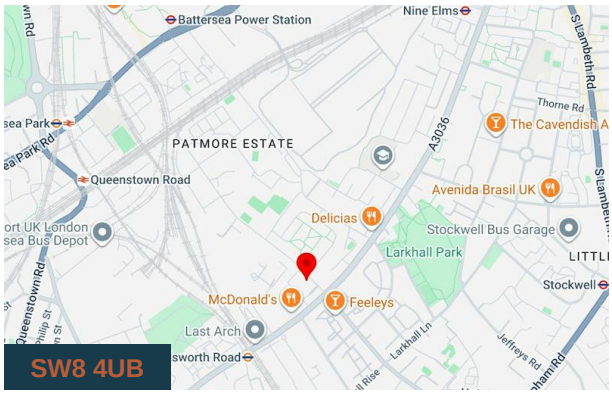
LOCAL AUTHORITY: London Borough of Lambeth.

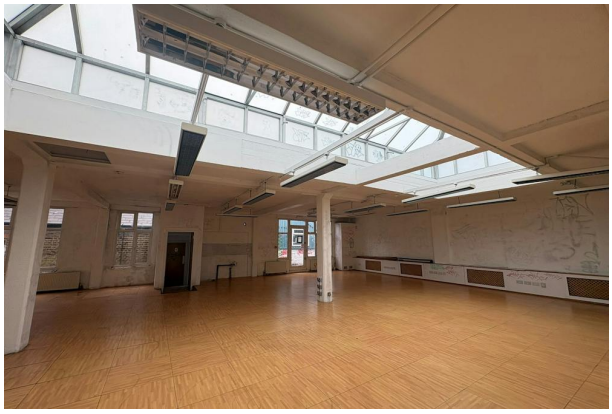
VAT: The property is elected for VAT.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents, Meridian CP, Adam Stackhouse and Alex Ogilvie.







Viewing & Further Information



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