



1st Floor Rear, 18-20 Bromells Road, SW4 0BG

TO
LET

1103
Sq Ft

£39,500
Per annum excl.

Uses Considered:
E

Description

NEWLY REFURBISHED

The property comprises a first floor office unit within this converted warehouse style office building.

Arranged entirely open plan, there is currently a kitchenette and storage tucked away conveniently to one side. The property has the benefit of Air Conditioning and Gas Central Heating.

There are 2 WC's available on the 1st floor, also fully refurbished.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£39,500 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Mar-24
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

TBC

VAT

TBC

Local Authority

LB Lambeth

LTA 1954

Outside

Uses Considered:
E

Accommodation

	Sq M	Sq FT
Ground:	0.00	0
Basement:	0.00	0
First:	102.47	1103
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	102.47	1103

360 Tour and Floor Plan Available

Rates

Rateable Value: £21,250
Rates Payable (19/20): £10,603 pa*

*Rates Payable may include small business rates and transitional relief, as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Utilities

Single Phase.

Evans Pearson

Chartered Surveyors

Evans Pearson Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

Houston Lawrence Contact:

George Rowling
George.Rowling@houstonlawrence.co.uk
0207 801 9027



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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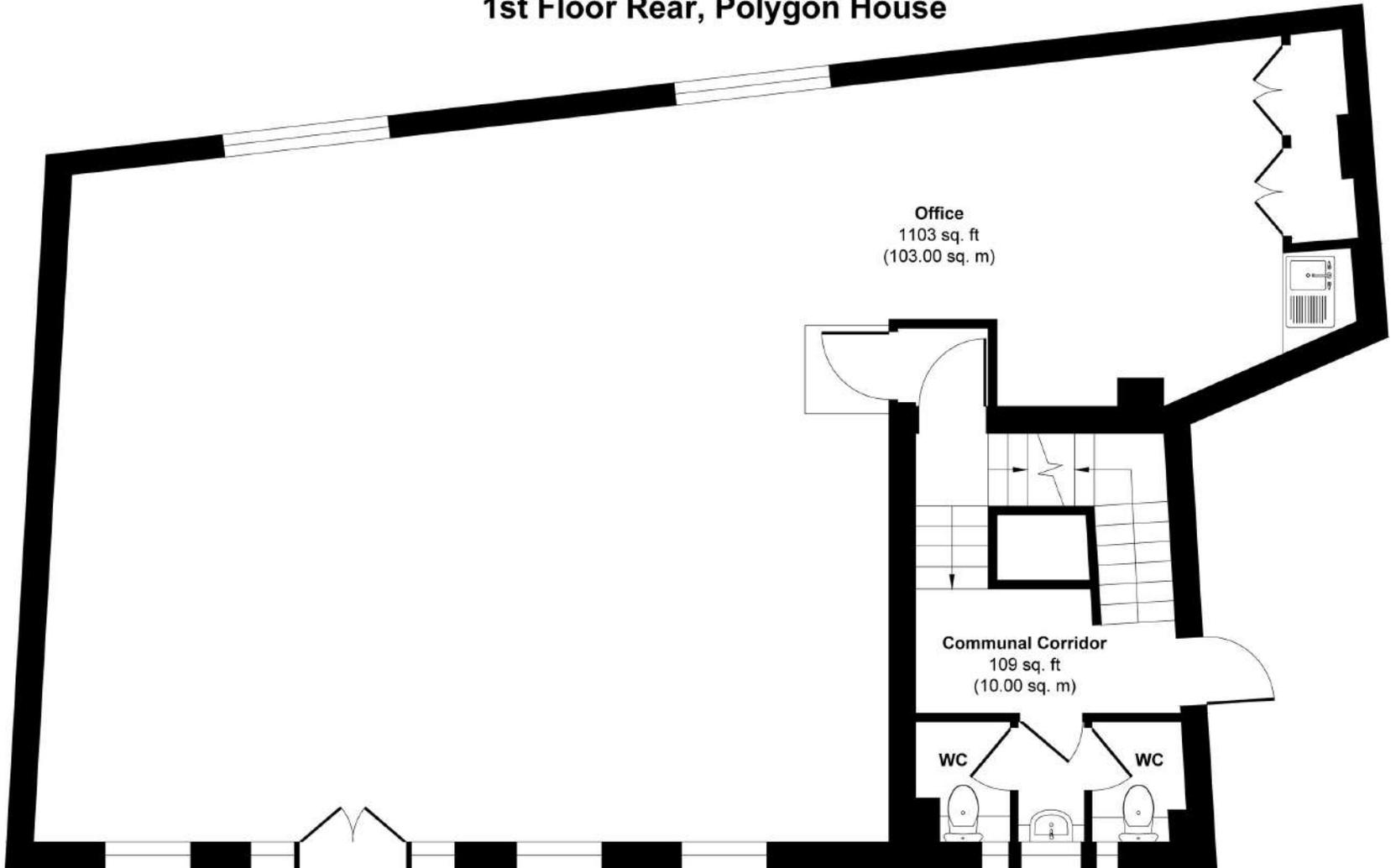
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1st Floor Rear, Polygon House



Floor Plan
Approximate Floor Area
1103 sq. ft
(102.47 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 1103 sq. ft / 102.47 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.
Produced by Elements Property