

29-35 LORDSHIP LANE, EAST DULWICH, SE22 8UJ

TO LET ON LEASE / LICENCE



FIRST FLOOR OFFICES

Approx. 225.75 SQ. M. (2,430 SQ. FT.)

RENT: £29,500 PER ANNUM EXCLUSIVE

Location

The premises are situated on the corner of Crawthrew Grove and Lordship Lane (A2216).

Lordship Lane has become much sought after commercial location, with an ever improving and interesting selection of occupiers.

Each Dulwich mainline railway station is within walking distance, which provides services into Central London. There are also various buses serving the area located on Lordship Lane, Grove Vale and East Dulwich Road.

Description

The premises comprise an entire first floor, mainly open plan with a separate meeting room and fitted kitchen. There are communal toilets located on the first and second floors.

Internally, the premises are in excellent decorative order and benefit from double glazing, gas fired central heating, perimeter trunking, grid tiled suspended ceiling with integrated category II lighting, ceiling mounted air-conditioning and heating units (to be fitted), intercom, burglar and fire alarm.

Accommodation

The approximate net internal areas are as follows:-

First Floor Offices 225.75 sq. m. (2,430 sq. ft.)

Terms

The premises are available to let on a sub-lease or licence, outside of the security provisions of the Landlord & Tenant Act 1954 Part II, to expire no later than February 2015.

Rent

£29,500 per annum exclusive

Service Charge

To be confirmed.

Rateable Value

The property is entered in the 2010 rating list with a rateable value of £20,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

We understand that the premises have B1 office use. However, any prospective tenant must make their own enquiries of the planning authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Legal Costs

The ingoing tenant will be responsible for the landlords' legal costs.

VAT

We have been advised that VAT may be payable in respect of rent and other charges.

Viewing

Strictly by prior arrangement with the landlord's sole agent Hindwoods.

CG4134

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".