

## 4-14 BARMESTON ROAD, CATFORD, SE6 3BJ

### TO LET/FOR SALE



#### **WAREHOUSE/INDUSTRIAL PREMISES**

**Approx: 244.43 SQ. M. (2,631 SQ. FT.)**

**GUIDE RENT: £18,000 PER ANNUM EXCLUSIVE**

**GUIDE PRICE: £250,000**

#### **Location**

The premises are situated to the west of Bromley Road (A21) approximately 2 miles to the south of Catford Town Centre. A main post office/sorting depot is immediately adjacent to the property.

The location benefits from regular bus services on Bromley Road and Bellingham mainline station provides regular services into Central London. Road communication links are also good with the A205 South Circular Road, A20 and A2 being close by.

#### **Description**

The building will be accessed via a service road which will be shared with the adjacent business units.

The existing warehouse is of steel portal frame construction, benefits from double door access and has a minimum clear height of 2.13m (7ft).

Internally the premise benefits from 3 phase electricity supply and fluorescent tube lighting.

### **Accommodation**

The property has the following approximate gross internal areas:

Total Accommodation 244.43 sq. m. (2,631 sq. ft.)

### **Terms**

The property is to be let on a new full repairing and insuring lease for a term to be agreed or alternatively the freehold interest is available.

### **Rates**

The property has yet to be assessed for the rateable value. 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](http://www.mybusinessrates.gov.uk).

### **Planning**

Interested parties should contact Lewisham Planning Department on 020 8314 6000 to ensure their proposed use will be acceptable prior to entering into any form of contract.

### **Rent**

Guide Rent £18,000 per annum exclusive.

### **Price**

Guide Price £250,000 for the freehold.

### **Legal Costs**

Each party to be responsible for their own legal costs.

### **VAT**

Please note that VAT may be chargeable.

### **Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

### **CG4354**

*"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](http://www.commercialleasecode.co.uk)".*