

## MERIDIAN SOUTH, HITHER GREEN LANE, SE13

### COMMERCIAL UNITS TO LET WITHIN AN EXCITING MIXED USE DEVELOPMENT



**RETAIL (A1 & A2), RESTAURANT (A3), OFFICES (B1)  
TRAINING AND EDUCATION USES WILL BE CONSIDERED**

**FROM 80.08 SQ M (862 SQ FT) - 703.70 SQ M (7,439 SQ FT) APPROX**

#### **Location**

The premises are located on the former Hither Green Hospital site, which is approximately ½ mile south east of Lewisham Town Centre and 2 ½ miles north of Bromley. The A205 South Circular is in close proximity connecting to junction 3 of the M25 which is approximately 6 miles away. Hither Green mainline railway station is within walking distance which provides services into Central London and links onto the Docklands Light Railway. The immediate surrounding area is predominantly residential with a mixture of local shops within a parade on Hither Green Lane.

#### **Description**

The premises comprise two commercial blocks each comprising three units on the ground floor with underground parking. Internally, the units will be presented to the market in a basis developers shell with services capped off.

The area benefits from a Tesco Express store which has recently opened.

## **Accommodation**

The property has the following approximate gross internal areas:-

Block A	Unit 1	167.22 sq m	(1,800 sq ft)
	Unit 2	146.32 sq m	(1,575 sq ft)
	Unit 3	90.58 sq m	( 975 sq ft)
Block B	Unit 4	108.23 sq m	(1,165 sq ft)
	Unit 5	92.90 sq m	(1,000 sq ft) – LET
	Unit 6	115.11 sq m	(1,239 sq ft)

## **Terms**

The property is available to let on new full repairing and insuring lease(s) on terms to be agreed.

## **Rates**

The premises are to be re-assessed. However, 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**

We have been advised that the premises benefit from A1, A2, A3, B1, D1 (training & education) uses. 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.

## **Rents**

£12 per sq ft.

## **Legal Costs**

Ingoing tenant to be responsible for both parties legal costs.

## **VAT**

We have been advised that VAT will be applicable.

## **Viewing**

Strictly by prior arrangement with joint sole agents Hindwoods.

## **CG4484**

*"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)".*