

**52 THE BROADWAY
DEPTFORD, LONDON, SE8 4PH**

TO LET ON NEW LEASE



**MODERN BUILDING WITH PRIVATE PAVED COURTYARD
MAY BE SUITABLE FOR MEDICAL/NURSERY USES (STP)**

Approx: 282.52 sq. m. (3,040 sq. ft.)

**RENT: OFFERS IN THE REGION OF
£40,000 PER ANNUM EXCLUSIVE**

Location

The premises are situated on the south side of Deptford Broadway (A2) at its junction with Tanners Hill.

The location therefore enjoys excellent communications into Central London to the west and to the Blackwall Tunnel to the east.

Deptford Bridge Docklands Light Railway station and Deptford mainline station are both within walking distance of the premises providing a good service to Canary Wharf, Central London and The City.

Shopping and leisure facilities are plentiful in nearby Deptford High Street.

Description

The property has full height brick elevations and a mansard roof to the front elevation.

To the rear the property has a single storey element with a green roof which enjoys excellent natural light and has patio doors opening onto a private paved courtyard.

The property is generally well presented though some decoration and minor repairs are required.

Internally the building benefits from central heating, a good deal of double glazing and some surface mounted category II light panels. There are also WC and kitchen facilities.

An eight person passenger lift serves all floors in addition to staircases at each end of the building. This offers flexibility of occupation and good potential to sublet individual floors.

Accommodation

The property has the following approximate net internal areas:

Ground Floor	124.43 sq. m. (1,339 sq. ft.)
First Floor	73.61 sq. m. (792 sq. ft.)
Second Floor	84.48 sq. m. (909 sq. ft.)
Total	282.52 sq. m. (3,040 sq. ft.)

Terms

The property is available to be let on a new lease for a term to be agreed.

Rates

We have been advised that the property currently has a rateable value of £17,000. 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

The incoming 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.

Rent

£40,000 pax

Legal Costs

The incoming tenant will be responsible for a fixed legal fee of £500 plus VAT towards Landlords legal costs.

VAT

Please note that VAT is not chargeable.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods 020 8858 9303 or John Payne Commercial 020 8852 6125.

CG4530

"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".