

PHOENIX HOUSE, 76 ELMER ROAD, CATFORD, SE6 2ER

TO LET ON NEW LEASE



OFFICES

Approx: 279.64 sq. m. (3,010 sq. ft.)

RENT: £22,500 PER ANNUM EXCLUSIVE

Location

Elmer Road is situated immediately to the south of the South Circular Road (A205) and therefore enjoys excellent connections to Catford Town Centre to the west where the A205 joins the A21. To the east there are good connections to the A20 and A2.

Description

The premises comprise a series of interconnecting buildings with attractive brick elevations under a mix of pitched and flat roofs arranged around a private courtyard area. The courtyard benefits from a single pedestrian door and a double door for vehicular access and parking for two cars.

The main ground floor reception and open plan office area benefit from suspended ceiling panels with surfaced mounted category II lighting. There is also a comfort cooling system, two WC facilities, separate shower and fully fitted kitchen.

To the other side of the building there are two large open plan offices and one smaller self contained office. In addition there is a store room which benefits from a manually operated roller shutter door leading directly onto Elmer Road.

The first floor offices are configured into two open plan areas. They enjoy excellent natural light and benefit from suspended ceiling panels and surface mounted category II lighting. There is a mixture of single and double glazing throughout the building and the entire property benefits from central heating.

There is unrestricted on street parking immediately outside the premises.

Accommodation

The property has the following approximate net internal areas:

Ground Floor	225.08 sq. m. (2,423 sq. ft.)
First Floor	54.56 sq. m. (587 sq. ft.)
Total Accommodation	279.64 sq. m. (3,010 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The property is entered in the 2010 rating list with a rateable value of £16,000. 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 premises have most recently been used for B1 offices. However, the 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

£22,500 per annum exclusive.

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.

CG4602

"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".