

## 131-133 LEWISHAM HIGH STREET, LONDON, SE13 8SS

### TO LET ON NEW LEASE



### PROMINENT HIGH STREET OFFICE SUITES ON FIRST AND SECOND FLOORS

**FROM 156.14sq. m. (1,681 sq. ft.) TO 311.96 sq. m. (3,358 sq. ft.)**

#### **Location**

The premises are situated immediately above 3 Mobile phone store in the pedestrianised section of Lewisham High Street. Other neighboring multiple retailers within the near vicinity includes Currys, Superdrug, T K Max, BHS, Iceland and MacDonalDs.

The property is conveniently located for Lewisham mainline railway station/DLR and bus depot which provide regular services into Central London. Road communication links are good with easy access to the A2, A20 and A205 South Circular Road.

#### **Description**

The premises benefit from a separate self contained entrance located at Albion Way by the side of the ground floor shop premises.

The first floor offices are accessed via a staircase and lead directly into a corridor with male and female WC facilities. The main office has been partitioned into two areas. There is also a kitchen facility.

The second floor office suite comprises a small corridor, partitioned offices, single WC and kitchen facilities.

The premises are fully carpeted with suspended ceiling panels, category II lighting, category 5 cabling, gas central heating and benefit from good natural light.

### **Accommodation**

The property has the following approximate net internal areas:

First Floor	156.14 sq. m. (1,681 sq. ft.)
Second Floor	155.82 sq. m. (1,677 sq. ft.)
<b>Total</b>	<b>311.96 sq. m. (3,358 sq. ft.)</b>

### **Terms**

The property is available on a floor by floor basis or as a whole on terms to be agreed.

### **Rent**

Total Accommodation:	£40,000 per annum exclusive.
Per Floor:	£20,000 per annum exclusive.

### **Service Charge**

To be confirmed.

### **Rates**

The property is entered in the 2010 rating list with a rateable value of £14,000. 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](http://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.

### **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.

### **CG4631**

*"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)".*