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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

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GROUND FLOOR OFFICE TO LET
WITH SECURE PARKING
86.61 SQ M (932 SQ FT)



Winsdale House,
30-32 Westow Street,
London, SE19 3AH

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Winsdale House, 30-32 Westow Street, London, SE19 3AH

Location:

The property is situated on the west side of Westow Street close to its junction with Westow Hill (A214). Westow Street forms part of the Crystal Palace Triangle and is in the centre of the business and retail area of Crystal Palace.

Various bus routes operate close by and Crystal Palace Railway Station is approximately half a mile distant from the property.

Accommodation:

The offices forms part of the ground floor of this three storey brick built detached property and has the following approximate dimensions:

Ground Floor Offices	81.3 sq m	(876 sq ft)
Kitchen	5.18 sq m	(56 sq ft)
Total	86.61 m	(932 sq ft)

- ◆ Secure Car Parking
- ◆ Category II Lighting
- ◆ Electric Convector Heaters
- ◆ Security alarm and Fire alarm
- ◆ Suspended ceilings and partitioning
- ◆ Fully carpeted
- ◆ Partial air conditioning
- ◆ Male and female WC's
- ◆ Cat 5 cabling
- ◆ Kitchen
- ◆ CCTV Security

Terms:

The property is held on a an effective full repairing and insuring lease for a term of 23 years from 26th May 1995, expiring in 2018. The current rent is £14,000 per annum exclusive.

Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £6,700. The UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants 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 Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Agents Gildersleve & Payne
Nick Payne MRICS
Or Jane Pearce BA Hons
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