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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**14 PERRY VALE
FOREST HILL
LONDON
SE23 2LD**

REAR GROUND FLOOR OFFICE/STUDIO (USE CLASS E)

TO LET

Location:

The property is prominently situated on the corner of Perry Vale and Waldram Place and benefits from excellent transport links. The property is situated close to Forest Hill Station (0.1 miles) which provides regular services to East Croydon and London.

SAT NAV: SE23 2LD

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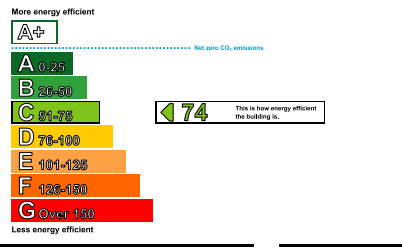
IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited

Energy Performance Certificate HM Government
Non-Domestic Building

14 Perry Vale
LONDON
SE23 2LD
Certificate Reference Number:
0350-0036-6429-3606-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	23	If newly built
Total useful floor area (m ²):	74	68	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	83.55		
Primary energy use (kWh/m ² per year):	Not available		



THE GROUND FLOOR NET INTERNAL AREAS ARE AS FOLLOWS

Ground floor (Rear)		
Office/Studio	26.48 sq m	285 sq ft

Description/Accommodation:

The accommodation comprises the rear part of the ground floor of this three storey property and benefits from frontage to Waldram Place.

Terms:

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent:

£4,000 per annum exclusive, subject to contract and VAT (if applicable).

Business Rates:

According to the Government website the property has a Rateable Value of (To be assessed). The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply.

Legal costs:

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

Viewing:

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne
Tel 020 8686 4400
Contact: Nick Payne MRICS
Email: nickp@gpcommercial.co.uk
or David Sutton BA (Hons)
Email: davids@gpcommercial.co.uk

Energy Performance Certificate:

Full information available upon request.

Measurement:

All office measurements have been calculated in accordance with the new internal measuring code IPMS3-Office. Essentially this means that the measurements have been taken inside the main structural walls of the offices to include structural columns but to exclude wc's, staircases and circulation areas used in common with other tenants of the building. If you have any queries in this regard, please consult the agent.

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 Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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