Office Use

Unit 7, Holles House, Overton Road, London, SW9 7AP

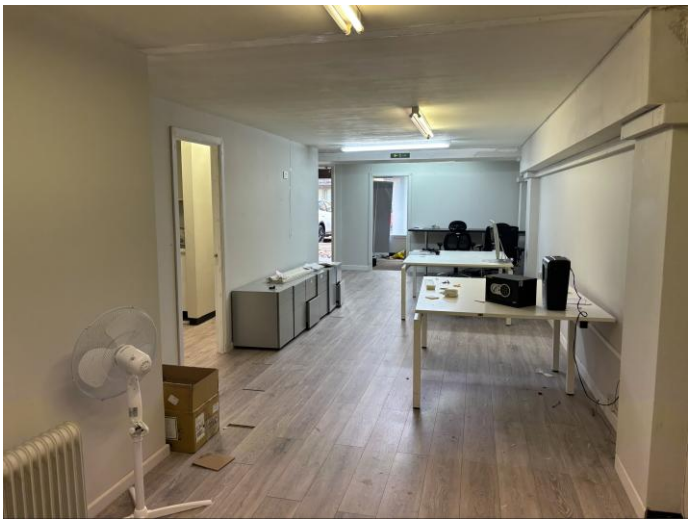


To Let

Office unit in a parade

Reece Andrade
Tel: 07720 160 086
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AVISON YOUNG





Description

The property is situated on Overton Road, just off Brixton Road (A23) and a 5-minute walk to Central Brixton. Both Brixton Underground (Victoria Line) and Brixton Overground (Southeastern Railway) Stations are within easy walking distance of the unit, and the area is served extremely well by buses. The surrounding area is a mix of residential and commercial uses.

The property consists of a ground floor.

Accommodation	Sq M	Sq Ft
Ground NIA	78.1	841

Areas quoted are approximate.

Specification

— WC Facilities

— Kitchenette

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning Consent

The property has consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

£19,000 Per Annum Exclusive

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.

2. Proposed business use and business plan containing 3 years' financial forecast and track record.

3. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

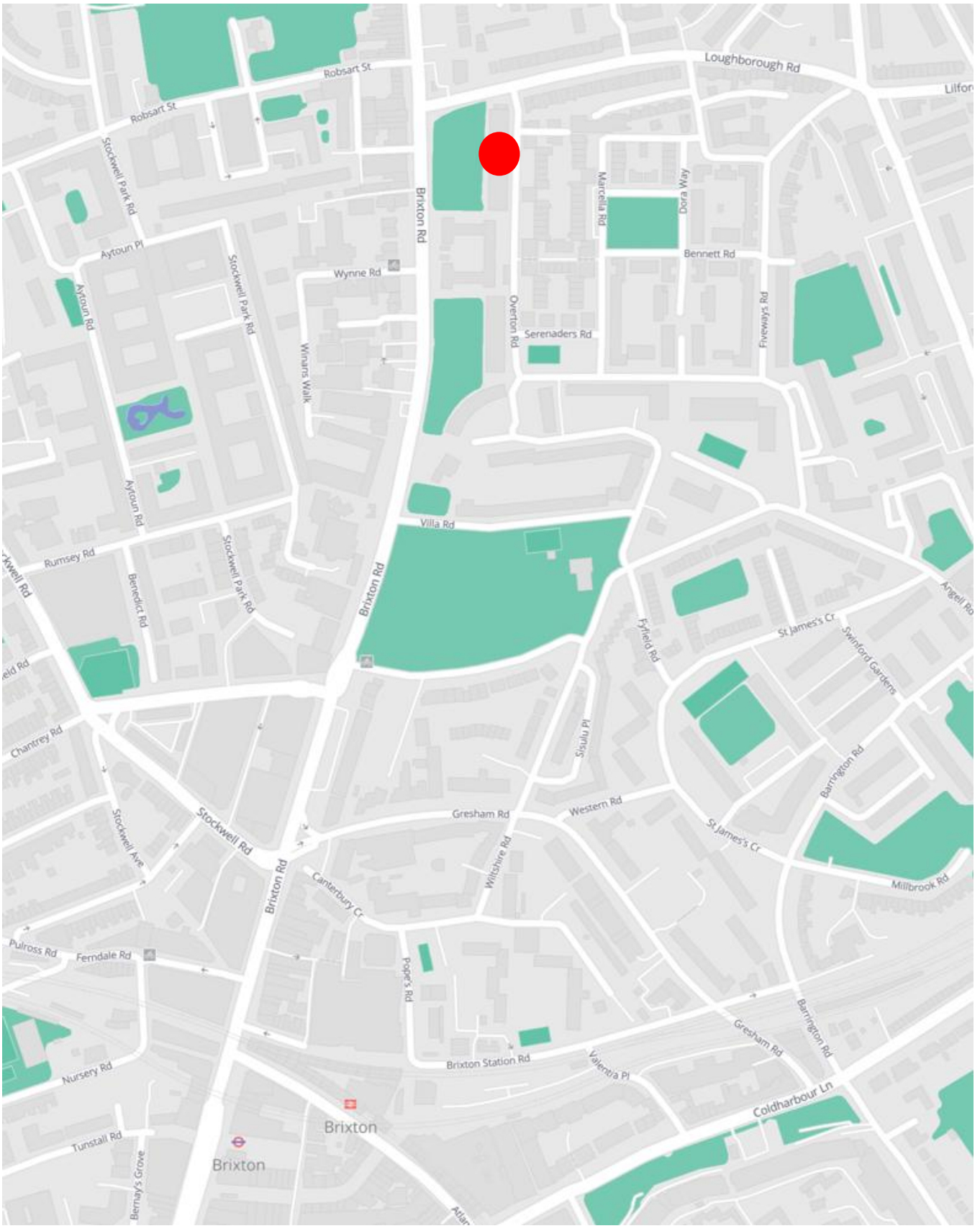
Interested parties should undertake their own due diligence to confirm rates due.

EPC

Rating of D
A certificate can be made available on request.

Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



Agent Details

Reece Andrade
Tel: 07720 160 086
Email: reece.andrade@avisonyoung.com

For further information or if you wish to view, please do not hesitate to contact:

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Email: reece.andrade@avisonyoung.com

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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