

B1 OFFICE UNIT 10 JOYCE DAWSON WAY, THAMESMEAD, SE28 8RA



TO LET APPROX. 572 SQ FT.

Location

The property is located towards the rear of Joyce Dawson Way Shopping Centre; with nearby occupiers comprising a mix of cafes and shops including The Cutty Sark Pub, Poundland, Pizza Hut, Superdrug and Morrisons.

The Centre has a large car parking area which provides free short-stay parking, and is well served by local bus routes.

Description

The property comprises a first floor office that benefits from large windows, good natural light, carpet tiles, strip lighting, kitchenette, and W/C facilities.

Accommodation

We have measured the premises in accordance with The Royal Institution of Chartered Surveyors Code of Measuring Practice and calculate the Net Internal Area to be as follows:

First Floor Office: 53.12 SQ M. (572 SQ FT.)

EPC

The property has an energy rating of "D". The full EPC is available to download at www.hindwoods.co.uk

Planning

The premises benefits from B1 planning consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

Terms

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

Rent

£11,500 per annum exclusive

Rates

The property is entered in the 2017 rating list with a rateable value of £5,500. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

Legal Costs

Each party will pay their own legal fees.

VAT

Please note that VAT is chargeable on this property.

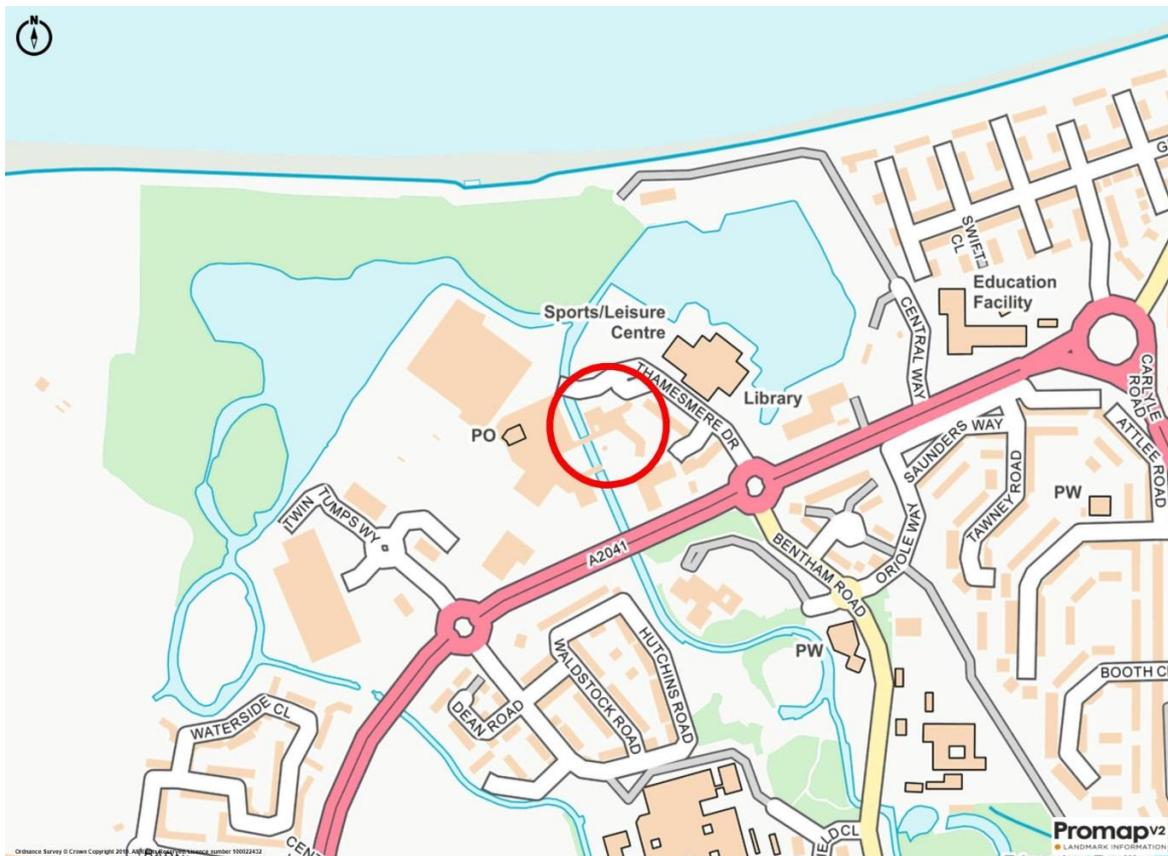
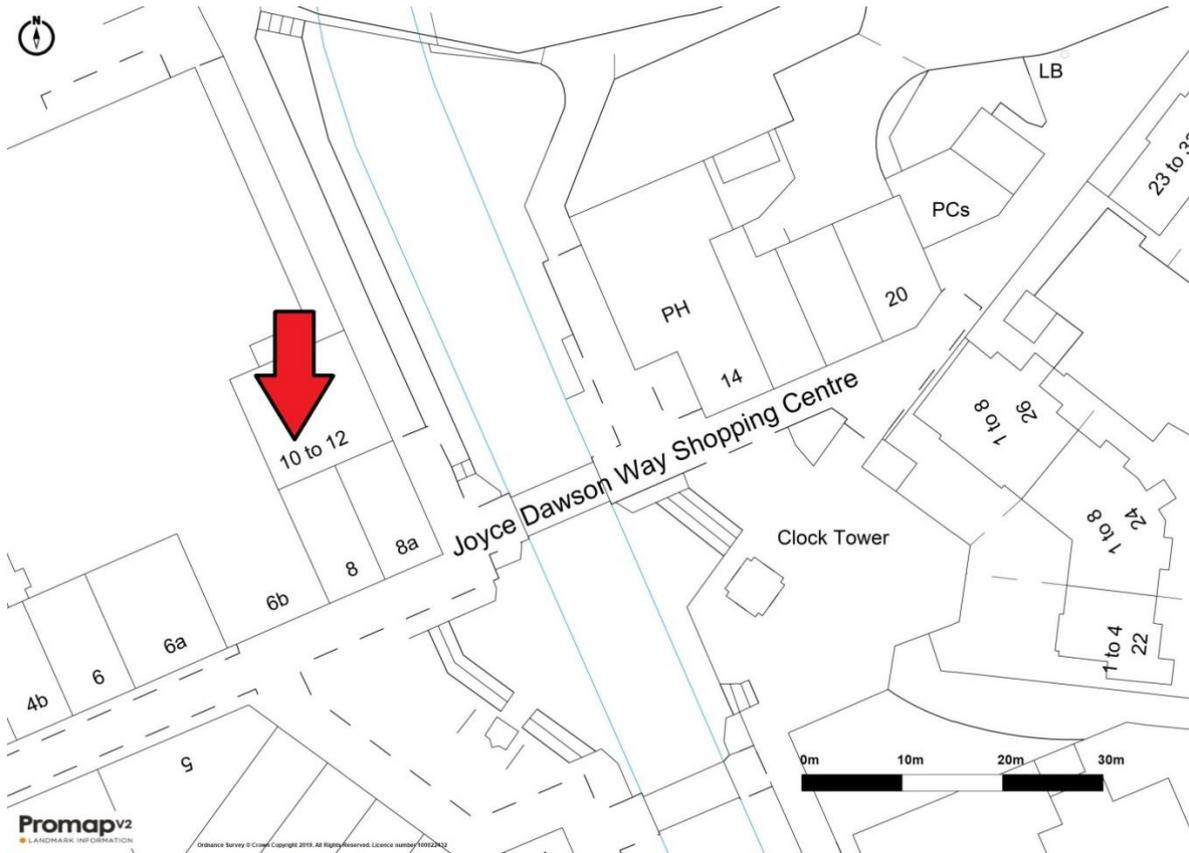
Also at:

Croydon
East Dulwich

Viewing

Strictly by prior arrangement with sole agents Hindwoods
Charlene Nicholls: c.nicholls@hindwoods.co.uk

CG5755



"You should be aware that the Code for Leasing Business Premises 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.leaseinbusinesspremisses.co.uk".

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property.