

TO LET

OFFICE – 1,412 - 4,508 SQ FT (131.17 - 418.79 SQ M)
Bedzed, 24 Helios Road, Hackbridge, Wallington, Surrey, SM6 7BZ

DESCRIPTION

BedZed (24 Helios Road) was designed as a sustainable development, with features intended to reduce greenhouse-gas emissions and water use. The scheme still has a high profile because of these characteristics and is well known in the local area.

The property is a self-contained ground and first floor office, with a kitchenette located at the back of the unit.

LOCATION

The scheme sits on the A237 (London Road) running North-South, between Hackbridge and Mitcham. Hackbridge Station is approximately 650m to the South, Mitcham.

ACCOMMODATION (NIA)

	SQ FT	SQ M
1st floor	3,096	287.62
Ground Floor	1,412	131.17
TOTAL	4,508	418.79

AMENITIES

- 4,508 sq ft available
- Central heating system
- Car parking
- Kitchenette
- WCs (inc Disabled WC / shower room)
- Perimeter trunking at desk level (Power & Data)
- Mix of carpeting and wooden floor tiling
- Solid Floors

RENT

£50,000 per annum.

TENURE

A new full repairing and insuring lease is available on terms to be

RATES

The current 2023 Rateable Value of the property is £57,000. Rates payable - £21,581.75 (£4.79 per sq ft).

VAT

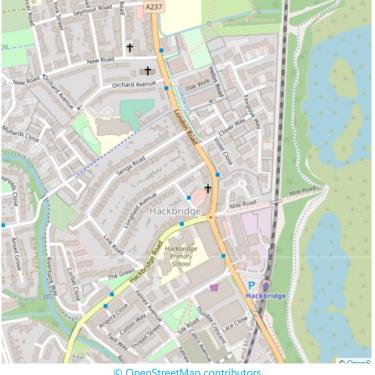
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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