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TO LET

INDUSTRIAL AND WAREHOUSE – 3,599 SQ FT (334.38 SQ M)

Buttermere House, Clyde Road, Wallington, SM6 8PZ

DESCRIPTION

The property comprises a two storey industrial unit of block construction under a pitched and flat roof. The property is arranged over two floors consisting of ground-floor warehouse and first-floor office space, together with WC and kitchen facilities.

Access is via a pedestrian entrance and roller shutter loading door at the front of the property. There is a side door to the warehouse space.

LOCATION

Situated in a Central Wallington location, the property is accessible via Stafford Road. Buttermere House is nearby to the five ways junction on the A23 (Purley Way), providing good transport links throughout South London.

The property is located approximately 0.4 miles south west of Wallington Railway Station, which has services to London Bridge within 30 mins. London Victoria is within a 45 minute journey.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	2,977	276.58
1 st Floor Office	622	57.80
TOTAL	3,599	334.38

Approximate gross internal areas.

AMENITIES

- Suitable for motor trade
- Electric roller shutter door
- Three phase electricity
- First floor office space
- WC facilities
- Kitchenette facilities

RENT

£45,000 per annum exclusive.

RATES

Rateable value - £25,000 (2023).

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 C.



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