

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

OFFICES TO LET
LARGE OPEN PLAN SPACE
3 FLOORS TOTALLING 2,150 SQ FT
PARKING FOR FOUR CARS
QUIET LOCATION OPPOSITE STATION



1 CRESSWELL PARK, BLACKHEATH, SE3 9RD

GUIDE RENT £39,000 PA + VAT

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

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

Location:	Centrally sited in Blackheath village just off Tranquil Vale almost opposite the railway station and close to 2 surface car parks.												
Description:	<p>A suite of offices on the first, second and third floors of this impressive period building having the benefit of forecourt parking.</p> <ul style="list-style-type: none"> • GAS FIRED CENTRAL HEATING • DOUBLE GLAZING • FULLY CARPETED • 4 CAR PARKING SPACES • COMMUNAL TOILET FACILITIES • ENTRYPHONE – ABUNDANCE OF POWER POINTS • BURGLAR ALARM SYSTEM • LIGHT AND AIRY SPACE 												
Accommodation:	<table border="0"> <thead> <tr> <th><u>Floor</u></th> <th><u>NIA (sq ft)</u></th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>815</td> </tr> <tr> <td>Second Floor</td> <td>934</td> </tr> <tr> <td>Third Floor</td> <td>401</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td>Total</td> <td>2,150</td> </tr> </tbody> </table>	<u>Floor</u>	<u>NIA (sq ft)</u>	First Floor	815	Second Floor	934	Third Floor	401	<hr/>		Total	2,150
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Total	2,150												
Business Rates:	Interested parties are advised to make their own enquiries to the local authority, being the Royal Borough of Greenwich.												
Term:	To be let on a new Lease direct from the Landlord for a term to be agreed incorporating periodic rent reviews.												
Service Charges:	<p>First Floor: £6,022 pa</p> <p>Second Floor: £6,898 pa</p> <p>Third Floor: £2,962 pa</p>												
Deposit:	A deposit of up to 6 months rent may be required, subject to status.												
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.												
VAT:	VAT is applicable to the rent and service charges.												
Legal Fees:	Each party to bear their own legal costs.												
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125												

JP/SM/CP1/C00773

Misdescriptions Act 1991

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Large First Floor Office



First Floor Front Room



First Floor Rear Room



Second Floor Office



Top Floor



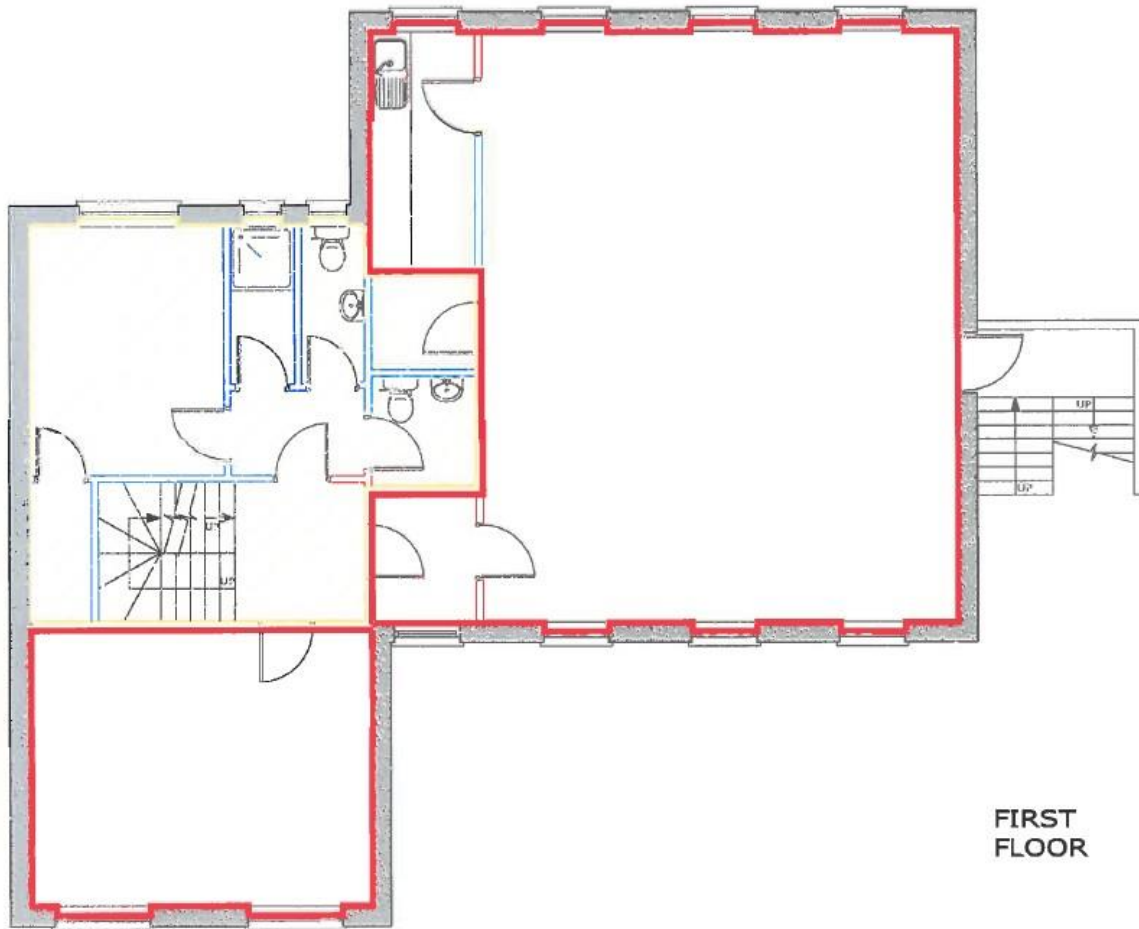
Kitchen

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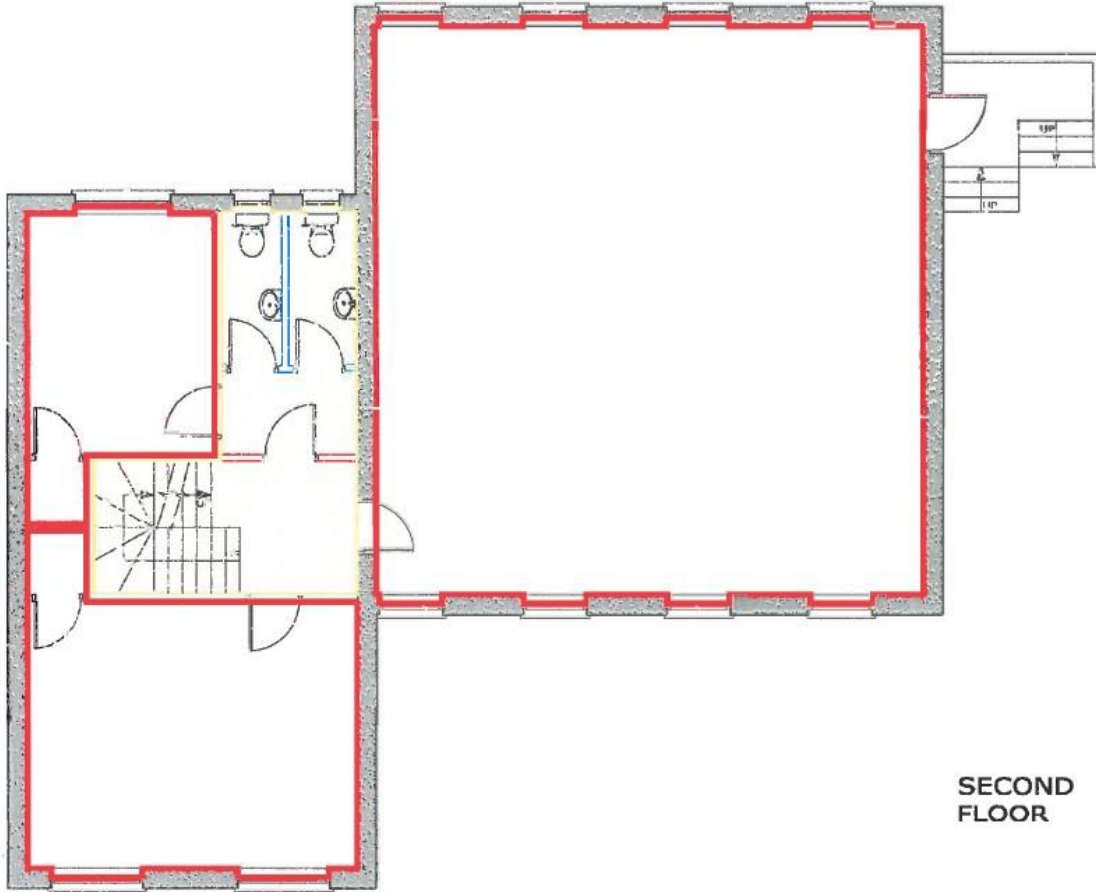


CRESSWELL PARK



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**SECOND
FLOOR**

CRESSWELL PARK

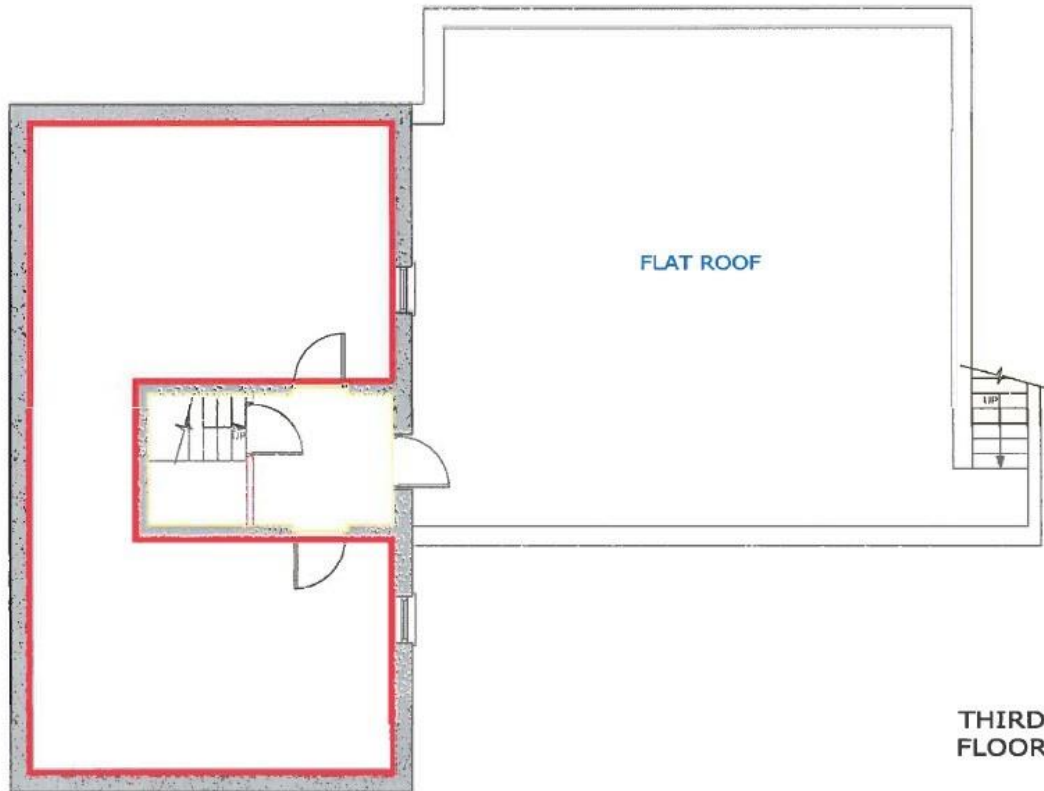


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 COMMON PARTS

PDF floor plans available upon request

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