

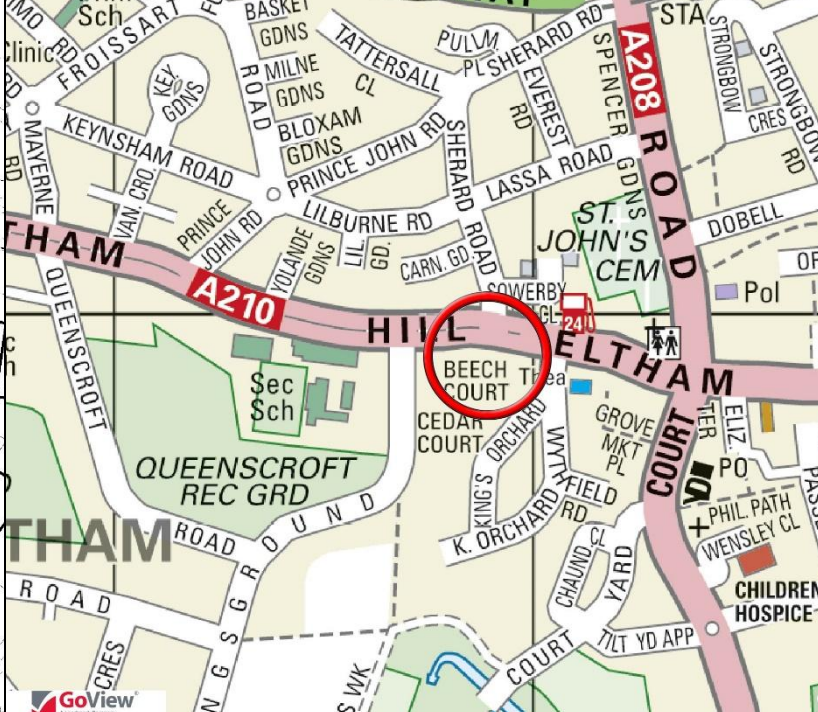


TO LET

Unit 7, Hill View Studios
160 Eltham Hill
London
SE9 5EA

Office Unit B1c/E
242 Sq Ft





Location

Eltham Hill (A210) links to the landmark “Yorkshire Grey Roundabout” to the west where it enjoys excellent access to the A2, A20 and A205. The subject property is situated on the south side of Eltham Hill within easy walking distance of the excellent amenities in the High Street, the mainline station and bus station.

Description

Unit 7 is on the first floor of the property which is a two storey building providing 8 self-contained studio/office units each with one car space within a courtyard style scheme set back from the main road.

The building has undergone comprehensive refurbishment to provide state of the art self-contained units with individual kitchen and WC facilities, electric space heating, dado level trunking, double glazing and high quality floors.

Accommodation

The unit has been measured on a GIA basis and provides the follow accommodation:

First Floor **22.48 sq m** **(242 sq ft)**

EPC, Legal Costs & VAT.

The property currently has an energy rating of ‘C’.
The ingoing tenant will be responsible for a fixed legal fee of £250 plus VAT towards Landlords legal costs. Please note that VAT will be chargeable.

Rent

£6,900 per annum exclusive.

Service Charge

A service charge of £960 per annum covers all external and structural repairs, maintenance of car park and shared areas, buildings insurance (not tenants’ contents), CCTV with overnight monitoring, removal of kitchen waste and office paper (tenants make their own arrangements for trade waste), electricity/lighting to common areas, water supply to kitchen and WCs in each unit.

Electricity will be billed quarterly based on actual readings from sub-meters. Internal maintenance and repairs, business rates, telephone, internet, and contents insurance are the direct responsibility of the tenant.

Rateable Value

The property has been entered into the 2023 rating, with a rateable value of £3,400. This will be increasing to £4,350 from 1st April 2026.

Property Terms

Each property is available to be let on a new flexible 4 year lease which requires a commitment of six months, after which the tenant can serve one months’ notice at any time to terminate the agreement.

Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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