

# Office Building – To Let

Ilex House, 1 Barrhill Road, London, SW2 4RJ



## To Let

---

Corner office building to let

### **Ralph Smart**

Associate Director

Tel: 07824 568 728

Email: [ralph.smart@avisonyoung.com](mailto:ralph.smart@avisonyoung.com)

### **Reece Andrade**

Surveyor

Tel: 07720 160 086

Email: [reece.andrade@avisonyoung.com](mailto:reece.andrade@avisonyoung.com)

**AVISON  
YOUNG**

# Office premises to let

Ilex House, 1 Barrhill Road

## Location

The property is located just off from Streatham Hill (A23). Both the A23 (Streatham Road) and Streatham Hill National Railway Station are within minutes of the property.

## Description

The property is a corner property, set out over three floors.

The space would suit a variety of different office based occupiers; it was formerly a citizens advice bureau.

## Accommodation

The premises are arranged over the ground floor, first, and second floors providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	1,178	109.4
First	1,420	131.8
Second	431	40
<b>Total</b>	<b>3,029</b>	<b>281.2</b>

## Rent

£60,600 pax

## Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

## Lease Terms

The premises are available on a new effective FRI lease for a term expiring on 04 September 2027. The lease will be contracted out from the security of tenure provisions under the Landlord & Tenant Act 1954

The premises will be taken as seen.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Business Rates

We understand that the property is assessed at a rateable value of £37,750 (2023).

**Interested parties should carry out their own investigations.**

## EPC

The Energy Performance Asset Rating is D (88). The certificate is available online.

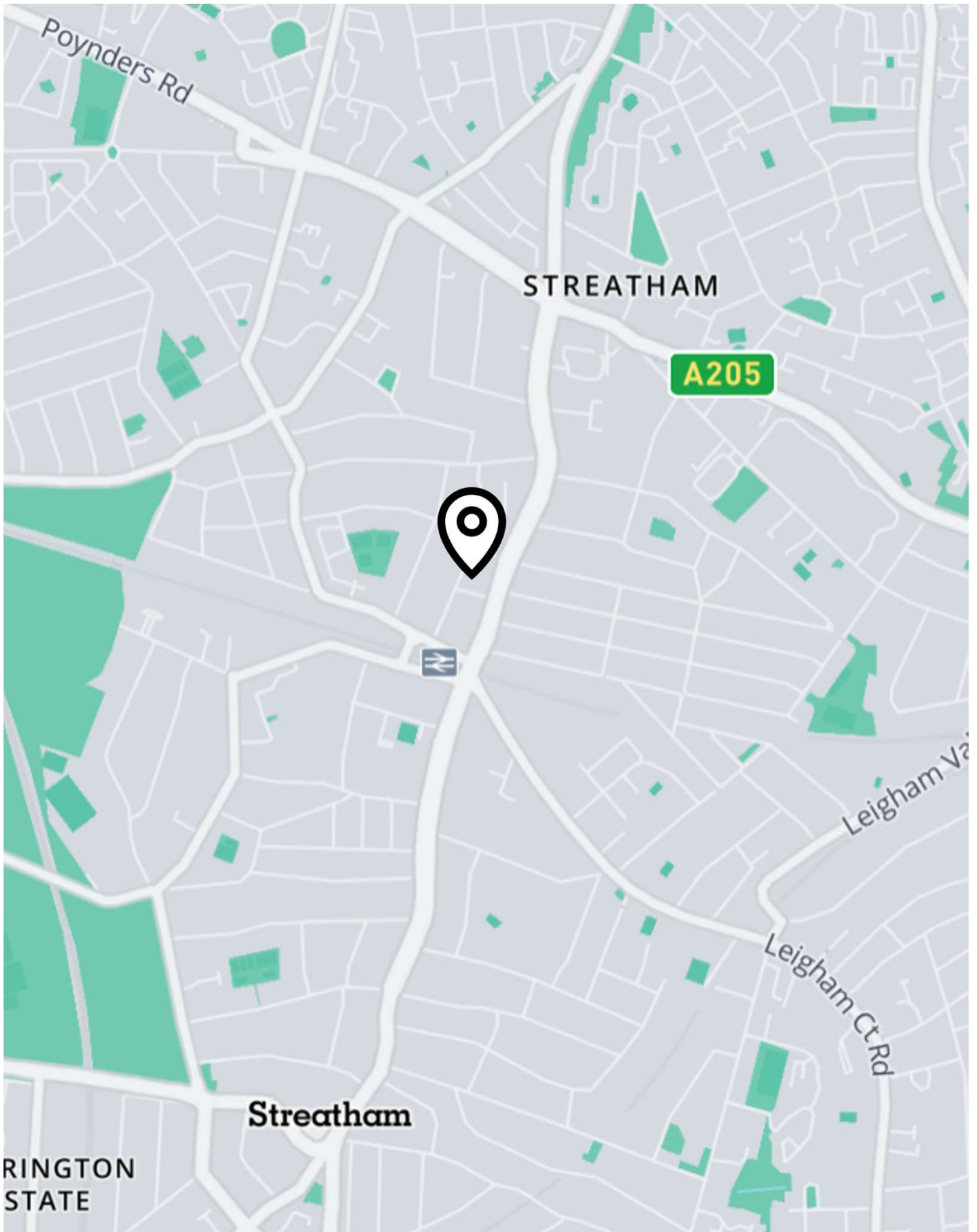
## Legal Costs

The ingoing tenant shall be required to pay the landlord's reasonable legal fees.

## Supporting Information

Within your offer, please include the following information:

1. Proposed fitting-out works and investment.
2. Proposed business use and business plan containing 2 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.



### Agent Details

#### **Ralph Smart**

Associate Director  
Tel: 07824 568 728  
Email: [ralph.smart@avisonyoung.com](mailto:ralph.smart@avisonyoung.com)

#### **Reece Andrade**

Surveyor  
Tel: 07720 160 086  
Email: [reece.andrade@avisonyoung.com](mailto:reece.andrade@avisonyoung.com)

# For further information or if you wish to view, please do not hesitate to contact:

## Ralph Smart

Associate Director  
Tel: 07824 568 728  
Email: ralph.smart@avisonyoung.com

## Reece Andrade

Surveyor  
Tel: 07720 160 086  
Email: reece.andrade@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON  
YOUNG**

[avisonyoung.com](http://avisonyoung.com)