

TO LET Offices

Adjacent to Raynes Park Train Station, Grand Drive, Raynes Park
London SW20 0JB



Contact

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Location

The subject property is located adjacent to Raynes Park train station, which sits on the South West Rail Line within the London Borough of Merton.

The property sits adjacent to the railway line and is approximately 30 metres from the entrance to the southern station building. The surrounding properties are predominantly residential to the South, with a small retail centre to the North and a small industrial park to the South West.

Description

The subject property comprises offices arranged over ground, first and second floors and recently undergone light refurbishment work to include painting and new carpet throughout and new WC facilities at ground floor.

Accommodation

	Sq m	Sq ft
Ground floor	55.2	594
First Floor	27.5	296
Second Floor	58.8	633
Total	141.5	1,523

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties

Terms/Tenure

Leasehold only.

The property is available on a new lease for an initial term of 3 years, with a rolling Landlord's break option after the first year of the term, subject to 6 month's prior written notice.

Rent

£27,000 per annum exclusive.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rateable Value

The property is listed as Office and premises with a current Rateable Value of £19,250 increasing to £20,500 from 1 April 2023.

Interested parties are advised to make their own enquiries to the Local Authority regarding the rates liability and any reliefs that may be available.

Viewing

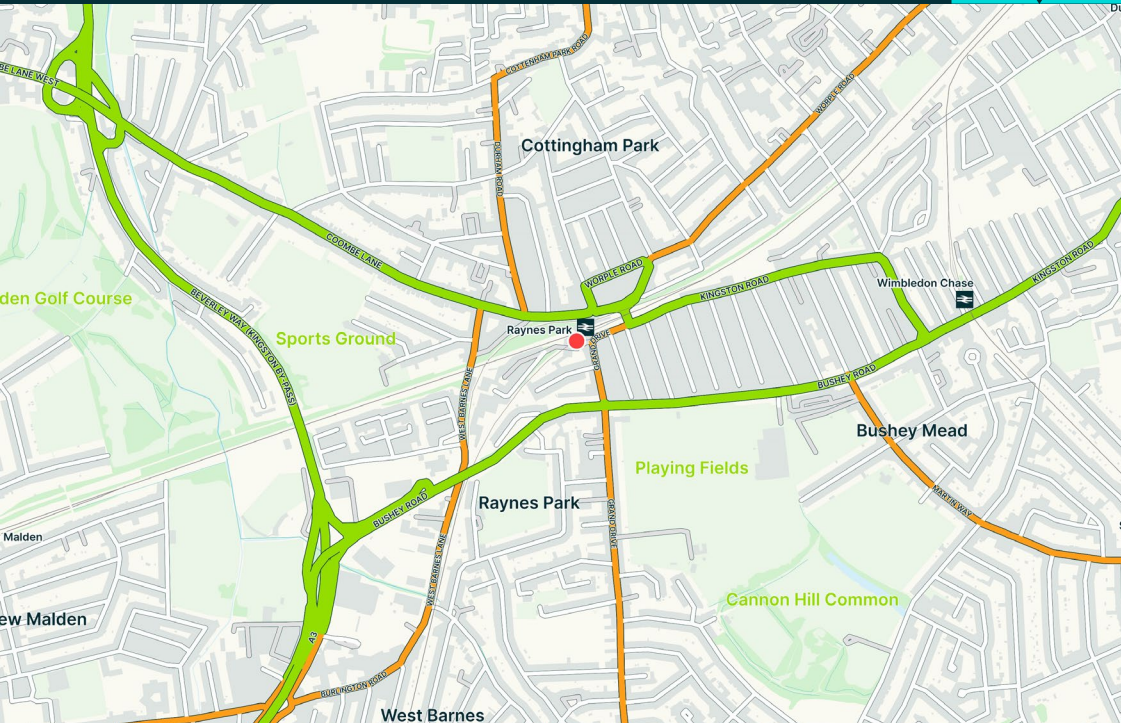
Strictly by appointment with the agent only.

Offices adjacent to Raynes Park Train Station

Extending to 141.5 sq m (1,523 sq ft) over ground, first and second floor

Available for immediate occupation





For further details contact:
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