

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET

**2ND FLOOR OFFICE SUITE
CENTRAL BLACKHEATH LOCATION
OPPOSITE STATION
448 ST FT + PARKING
FULLY INCLUSIVE RENT***



**ST AGNES HOUSE, CRESSWELL PARK,
BLACKHEATH, SE3 9RJ**

RENT £12,000PA*

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:	St Agnes House can be found at the end of Cresswell Park past the Church and only a short walk of Blackheath Railway station, shops, busses etc. There is good on-site parking.
Description:	<p>A self-contained suite of second floor offices comprising 2 large rooms, kitchen and separate WC. There is a communal central heating system via radiators. The offices are fully carpeted, have double glazed windows and have a bright open outlook.</p> <ul style="list-style-type: none"> • Room One - 26' x 10' – 3 sets of windows to front, 3 radiators • Room two - 20'6 x 9'2" 2 sets of windows to rear, 2 radiators • 3 allocated car parking spaces included • Entryphone System • Fully Carpeted. • Service charge £1,350 per quarter*. • No Business rates or VAT payable
Terms:	To be let on a new lease outside the Landlord & Tenant Act for an initial term of five years subject to a rent review and break clause if required at year three.
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.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/LE/6CP/C00

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor



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