



COMMERCIAL SPACE TO LET

HS HUGGINS STUART
EDWARDS

1st Floor , 7 Bell Parade, Glebe Way,
West Wickham, BR4 0RH
£18,750 PAX

1st Floor, 7 Bell Parade, Glebe Way,
West Wickham, BR4 0RH

TO LET

Approx 905 sqft (84.06 sqm)

DESCRIPTION

Well-presented first floor offices in the centre of West Wickham. The offices are predominantly open plan with a modern kitchen and two private offices / meeting rooms. The space benefits from excellent natural light, a ground floor entrance, an allocated parking space at the rear of the building and private WC facilities. Ideally suited for an office occupier, though other Class E users will be considered.

Offices	905 sqft	84.06 sqm
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RENT

£18,750 per annum exclusive

LEASE

New lease. Terms to be agreed.

LOCATION

Situated on the South side of Glebe Way at the junction with Station Road. The property is well located for all the High Street amenities, including West Wickham Library, which is opposite and undergoing significant redevelopment to provide a brand new library facility and housing. Free 30 minute parking is available in the High Street and Station Road with further short stay options close by. The property is well served by local bus routes and West Wickham Station is approximately 10 minutes walk away providing regular services between London Terminals and Hayes.

VIRTUAL TOUR LINK:

<https://tour.giraffe360.com/b82ba1ac2fcc42b0a604439fd5becec1/>

RATES

Rateable value: £14,250. Rates Payable at 49.9p in the £ (2023/24)

EPC

E-118

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
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DATE

February 2024

FOLIO NUMBER

30238

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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CROYDON
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www.hsedwards.co.uk



Approximate total area¹⁰
95.21 m²
1024.79 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

