



1st FLOOR COMMERCIAL UNIT TO LET

HS EDWARDS
HUGGINS STUART

**1st Floor, Unit 8, Willow Way Business Park, Sydenham
£1,300 PER CALENDAR MONTH**

1st Floor, Unit 8, Willow Way Business Park
Sydenham, SE26 4QP

TO LET

Approx. 1,089 sqft (101.14 sqm)

DESCRIPTION

Self-contained commercial unit situated on a secure and gated business park. The property is suitable for a variety of occupiers under Class E use, including offices, leisure, medical, or light industrial use. The property is arranged largely as open plan space with a kitchen area, private office and a WC. The property benefits from 1 allocated parking space, a separate ground floor entrance and an inclusive rent.

Gross Internal Area	1,089 sqft	101.14 sqm
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RENT

£1,300 per calendar month. Rent includes parking, electricity and water rates, estate management charge, broadband internet and refuse collection. Tenant to be directly responsible for business rates. Small business rate relief may be available subject to eligibility.

LEASE

New internal repairing lease, terms to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RATES

Rateable value: £7,000. Rates payable at 49.9p in the £ (2021/22).

LOCATION

Situated centrally in Sydenham the Willow Business Park is a well-established industrial park located on Willow Way, which joins to the A2216. The property benefits from excellent bus and rail links; nearby Overground stations at Sydenham and Forest Hill provide easy access into central London and surrounding areas. Croydon is approximately 20 minutes drive to the South and Junction 3 of the M25 at Swanley is approximately 35 minutes drive to the East.

EPC

Rating D (91)

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

January 2022

FOLIO NUMBER

30094 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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