

COMMERCIAL SPACE TO LET



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

TO LET

Approx 905 sqft (84.06 sqm)

DESCRIPTION

Well-presented first floor commercial space suitable for use as offices, a yoga studio or dance studio, in the centre of West Wickham. The space is predominantly open plan with a modern kitchen and two private suites / 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. Other Class E users will be considered.

1 st Floor	905 sqft	84.06 sqm
-----------------------	----------	-----------

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 £ (2024/25)

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
E: croydon@hsedwards.co.uk

DATE

July 2024

FOLIO NUMBER

30238

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

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

