



TO LET  
99-105 Stanstead Road  
Forest Hill  
London  
SE23 1HH

**TO LET - Office/Studio**





## Location

The property is located beside Travis Perkins on Stanstead Road just off the A205 South Circular to the east providing access to South London borough with ease.

The location benefits from excellent transport links in the form of bus services along the A205 and Forest Hill Train Station just a 5 to 10-minute walk north.

Forest Hill High Street has a good mix of occupiers and facilities and leads on north from the station.

## Description

The office forms part of the first floor and is located above what used to be Shannons Garden Centre. The building itself is of steel portal frame construction but has part-traditional brickwork and part-tilework elevations and an office feel with shared entrance at the frontage of Stanstead Road to a communal lobby.

The office is flexible and has room for alterations and personalisation and has W.C facilities and a kitchen.

## Rent

£13,500 per annum exclusive.

## Business Rates

The property is entered in the 2023 rating list with a total rateable value of £12,000.

## EPC

The property is rated EPC 'C'.

**CG6186**

## Accommodation

The unit has been measured on a NIA basis and provides the following approx. accommodation:

Office	70.79sq. m.	762 sq. ft.
Kitchen	9.20sq. m.	99 sq. ft.
W.C	12.87sq. m.	139 sq. ft.
<b>Total:</b>	<b>92.86sq. m.</b>	<b>1,000 sq. ft.</b>

## VAT

VAT Is Payable.

## Legal Costs

Each party to be responsible for their own legal costs Incurred.

## Property Terms/Tenure

The property is available to be let on a new effective Internal Repairing and Insuring lease, for a term to be agreed.

## Viewing

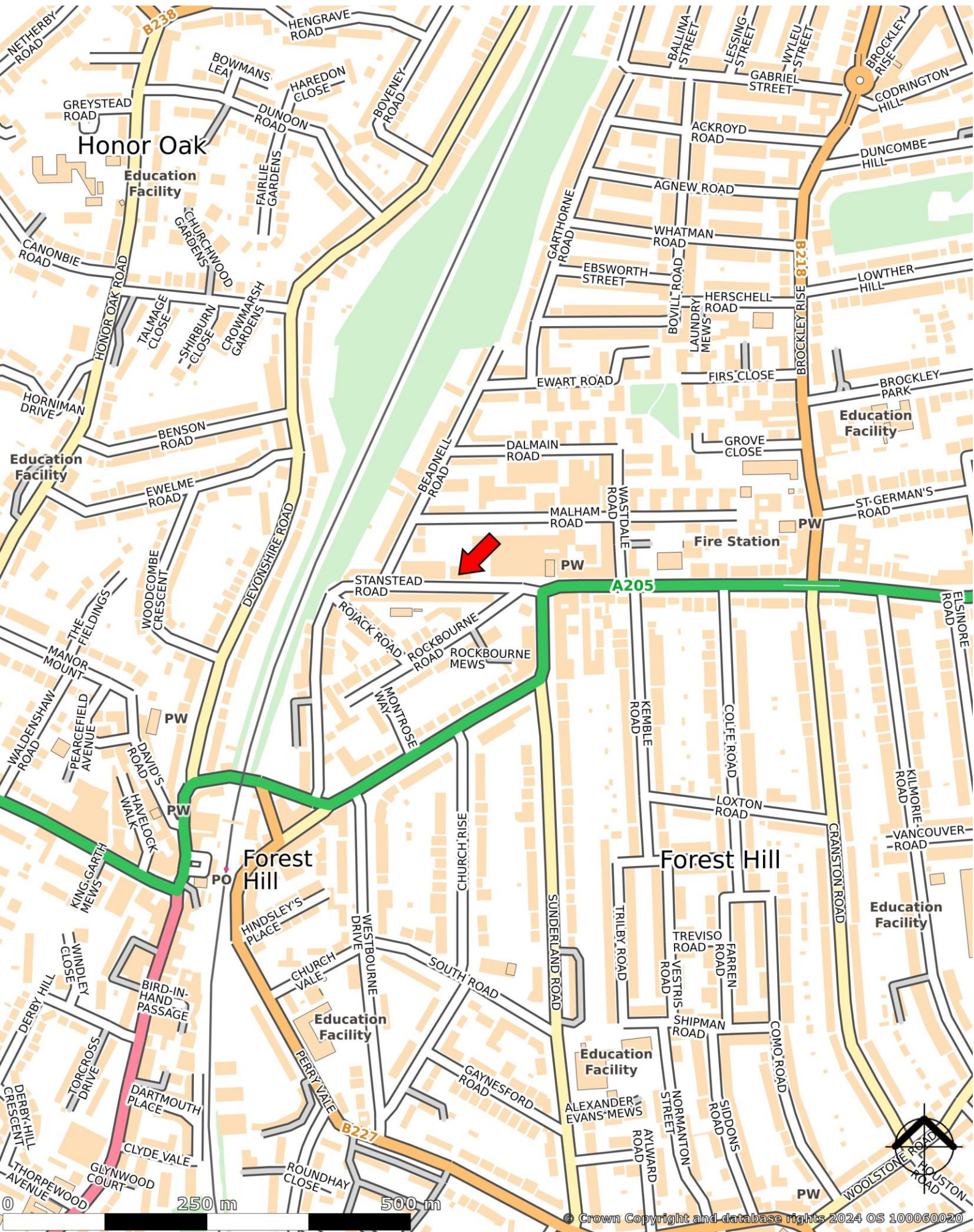
For further information please contact sole agents Hindwoods on 020 8858 9303.

**Ben Lewis**

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# Honor Oak

# Forest Hill

# Forest Hill

Education Facility

Education Facility

Education Facility

Fire Station

PO

Education Facility

Education Facility

Education Facility

250 m

500 m

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