



Capital House

47 Rushey Green
LEWISHAM, LONDON SE6 4AS

EDUCATION

Flexible Office Space

Places of Worship

Capital House is located on the Lewisham high street in between Catford & Lewisham town centre. At the heart of inclusion & diversity the property is just down the road from the University Hospital & shopping centres. With great transport links to Central London you can take the DLR in just under 20 minutes & buses connecting to the rest of London stop right outside the premises.

The recently refurbished property hosts great features to help our clients in the centre such as secure underground parking facilities & break-out areas for your down time. The range of amenities are provided to make your experience at Capital House that much more pleasurable.

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Educational Use (D1)

Capital House has been a key provider of educational space for a number of years hosting many educational institutions

From academies & nurseries to colleges & tuitions centres we continue to work with education providers in updating our spaces to meet the ever growing needs to keep this market growing & working efficiently.



Flexible spaces with classrooms, partitions & options for courtyard & play areas to be constructed, we work with our clients to ensure they are provided with up-to date areas working with feedback to continuously improve & assist where possible.



One of our most prestigious education centers at Capital House is a private 'Family Learning School' located on the second floor. The FLS host their own private courtyard areas & have continued to grow in numbers since they began their journey with us here. We work with educational clients to ensure we carry out their vision as best as possible to ultimately benefit from the quality of education being taught.

Places Of Worship/Religious Groups

Capital House has been home to many who have been seeking private & safe spaces in which to carry out their worship.

Whatever your needs whether you need staging set-ups or seating arrangements we are able to accommodate.

We would invite you to come & view the range of spaces that may be suitable for your religious group and see what the best options are.

We have a welcoming & diverse culture at Capital House making it a friendly environment in which many clients have enjoyed their experience here.

We offer spaces to help with your needs such as male & female changing areas & separate pastor's offices. With flexibility you are able to take on more space as you grow and we are ready to meet your needs.



Get in contact with us today about further info on any of our spaces



Business Centre

At Capital House we have developed hubs for office space users in order for them to thrive in a professional environment & all the relevant features.

From small units to larger spaces we have multiple areas that may suit you depending on your business requirement. Directors office & staff areas can be constructed from large areas as well as ready to go spaces with furnishing available.

Boardrooms, training rooms & kitchenette areas are some of the great things our clients in the building utilise the most.



Our large welcoming reception has multiple seating & reading entertainment to keep your guests looked after on arrival. We offer ad hoc rooms for meetings which can be hired out on a half day/full day rate

Seminar areas with whiteboards & extended tea and coffee services for you & your clients.

With exceptionally well looked after spaces like this we allow companies to grow & develop using these features to enable you to do so. Whatever your requirements we are able to match.

Get in contact with us today about further info on any of our spaces



Artist Studios

At Capital House we have dedicated areas for creative personnel to home in on their craft.

As a centre we understand more people are wanting spaces to work on their craft, really grow their business with great spaces & ample room to work.

Some of our creative hubs have great lighting coming in from large windows. Open spaces give the artist a chance to come in and really put their vision forward.

Beautiful ready to go spaces are waiting for the right client to take advantage of. We are ready to take on clients and willing to work with you to develop the space you see fit to progress

At the centre we host a range of businesses using our spaces & there is a great welcoming atmosphere you will enjoy working & networking in

Get in contact with us today about further info on these spaces!

For further information on availability on our units or further information regarding the floor plans then get in touch with us today!

Moving with the technological world we have created some walk-throughs of Capital House to give you a better view of the premises before visiting.

We invite you to check out the **Youtube** links & get in touch with us regarding the spaces that most interest you.

<https://www.youtube.com/watch?v=9FKOvPSeGPK>

<https://www.youtube.com/watch?v=jJNft38k7lo>

Contact :

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Availability

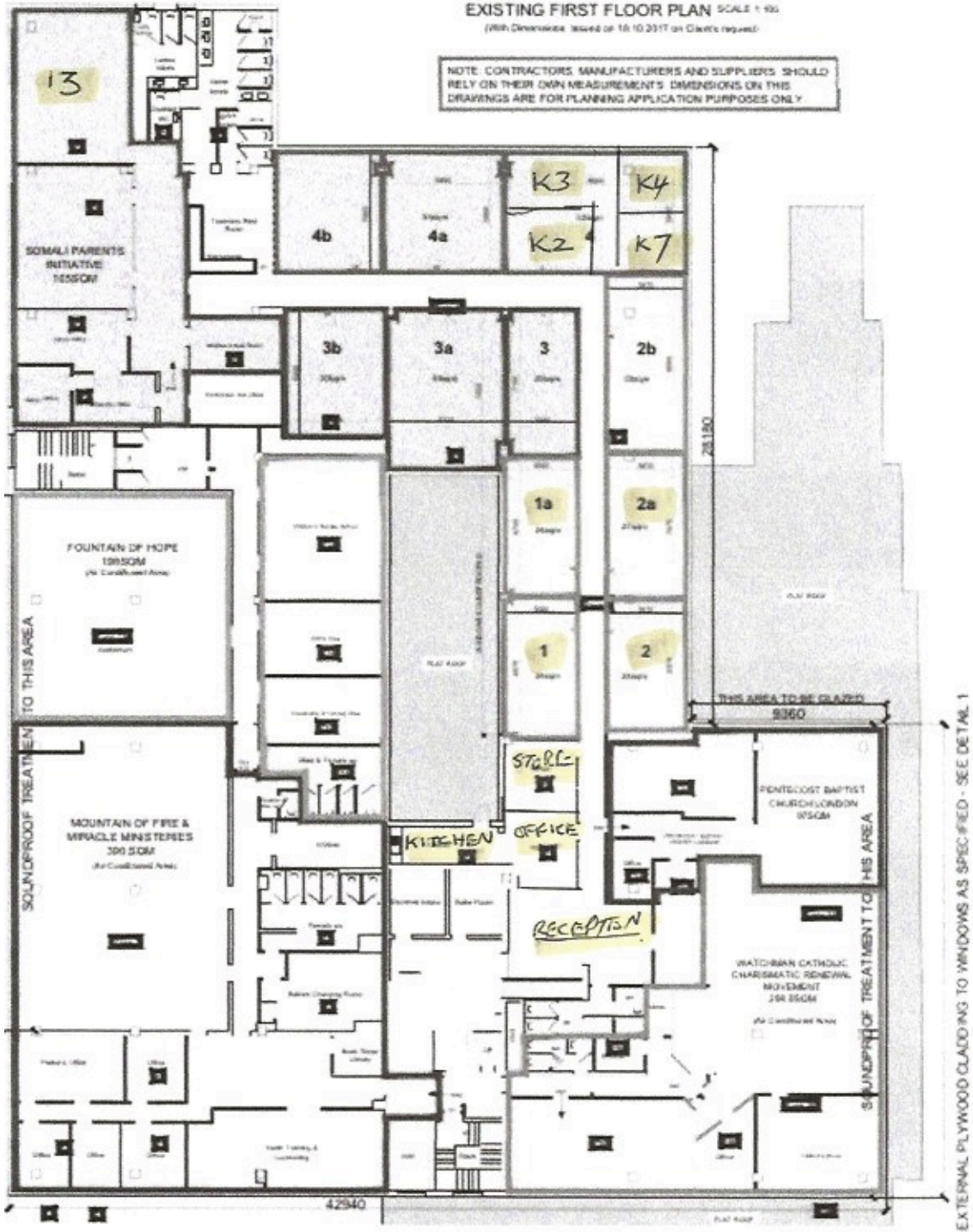
Below is a list of **vacant & available** areas.

Unit No.	Unit description	Rent per month	charge per sq ft per	Business rates
Ground Floor				
Entrance	Showcase Area	P.O.A.		
First Floor				
Reception	Hot Desks and Hubs	P.O.A		
13	Corner office with large windows	£1,250	£3.00	Tenant
K2	Serviced office	£499		Included
K3	Serviced office	£549		Included
K4	Serviced office	£499		Included
K7	Serviced office	£499		Included
1a	1a and 1b may be combined	£995	£3.00	Tenant
1b	education, offices or carework	£995	£3.00	Tenant
2a	2a and 2b may be combined	£1,250	£3.00	Tenant
2b	education, offices or carework	£1,250	£3.00	Tenant
2nd Floor				
25	Accounts office 4C entrance (may split)	£799		included
23b	Ex Small school inc Teacher office	£1,500	£4.00	Tenant
25a	Tuition Centre Corner office	£2,000	£4.00	Tenant
25b	Tuition Centre Middle office	£1,500	£4.00	Tenant
24	4 Small Offices	£399 each		Included

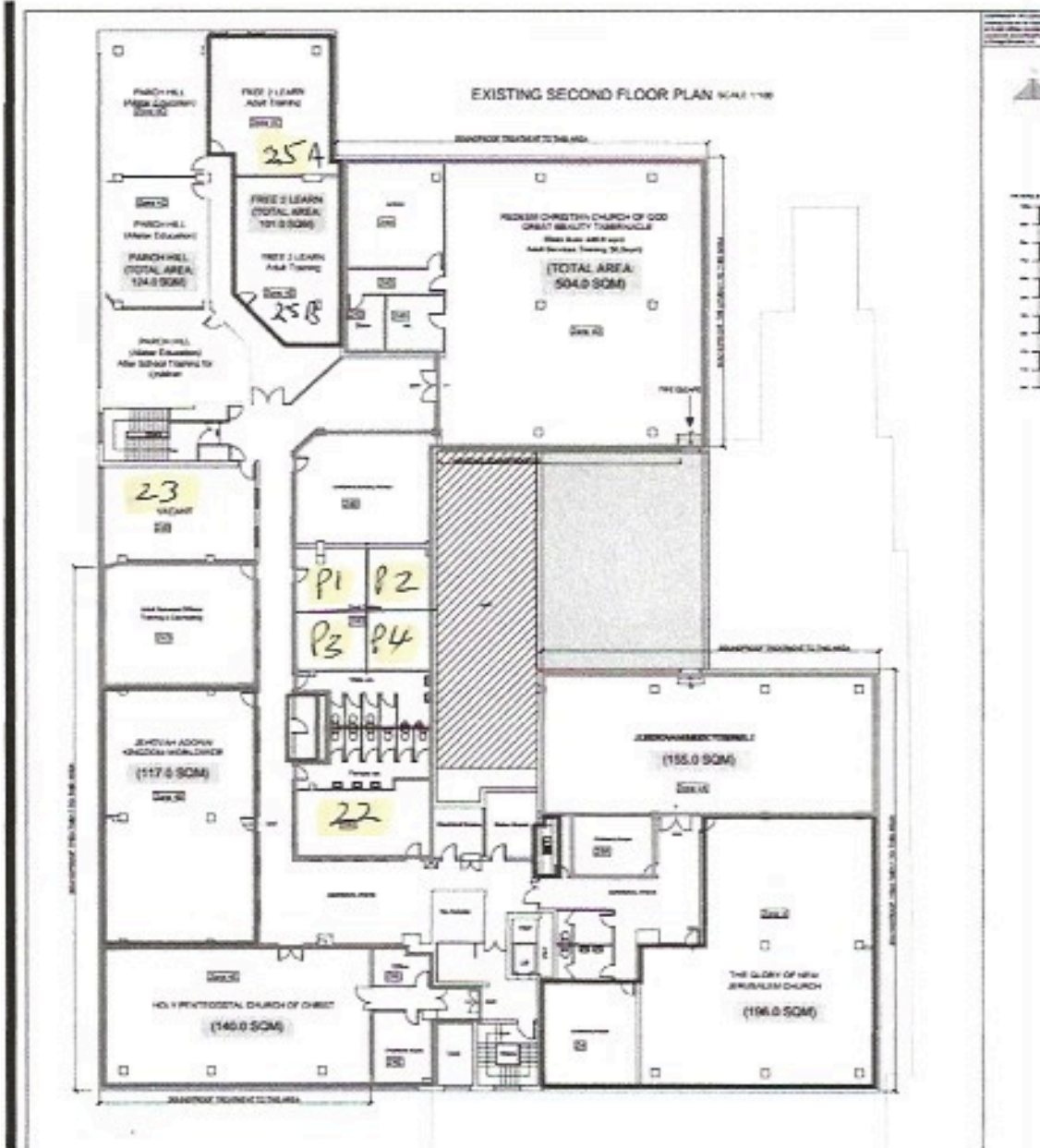
First Floor

EXISTING FIRST FLOOR PLAN SCALE 1:100
(With Dimensions Issued on 16/10/2017 on Client's request)

NOTE: CONTRACTORS, MANUFACTURERS AND SUPPLIERS SHOULD RELY ON THEIR OWN MEASUREMENTS. DIMENSIONS ON THIS DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY.



Second Floor



FAQ	
Rates	Serviced offices
Tennent responsible for business rates except for serviced offices	Rent includes Rates and Service charge as described above
Service charge	Serviced offices
This covers common services such as insurance, electricity, water, general maintenance, cleaning, security, reception area etc	Rent includes Rates and Service charge as described above
Rent deposit	
Holding deposit of 1 month rent to be paid before any legal formalities or unit preparation work can be commenced. This will be adjusted against the 3 months holding deposit when lease is signed.	1 month rent in advance and 1 month rent deposit
Quarter Rent in advance and 3 months holding deposit to be paid upon signing of lease	
Legal charges	
Tenant responsible for both sides legal costs	£100 legal costs if using inhouse advisor
Legal Fees £800.00 (Paid in Advance) Preparation of a Lease Contract	
Unit is taken on an as seen basis	
Sub Letting or hire to any outside party is not allowed	
Times of opening	
Places of Worship Monday to Friday 8:00am to 10:00pm, Saturdays 8:30am to 8:00pm Sundays 8:30am to 6:00pm.	Other Uses: Monday to Friday 8:00am to 9:00pm, Saturdays 8:00am to 1:00pm, Sunday 8am to 6pm
Education Usage: Monday to Friday 8:00am to 9:00pm, Saturdays 8:00am to 1:00pm, Not at all on Sundays or Public/Bank Holidays	
Car parking	
Car Park in lower ground floor at a monthly charge	Car parking subject to availability at monthly charge
Good Behaviour	
The building is multi-community and anything that is dis-respectful to other religions or communities is not allowed	
No Sound Systems, Amplification or Music	
Use or sale of Alcohol not allowed on the premises	
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