



## Location

The subject property is situated in Southfields, an affluent district within the London Borough of Wandsworth, 5.6 miles south-west of Charing Cross.

Beaumont Road is predominately a residential area, with the premises sitting between Stapleford Close and Keevil Drive. Local footfall drivers include the Tesco next door, the Ronald Ross and Greenmead Primary Schools and the 'Open Door' community Centre.

The subject site is in close proximity to all three of these facilities. Beaumont Road is 0.2 miles south of the A3 Trunk Road which connects London with Portsmouth. Southfields tube station, which lies on the District Line is 0.5 miles southeast of the subject property.

## Description

The subject premises is arranged over ground floor only and is shell & core.

## Lease

Available by way of a new FRI lease for a term to be negotiated.

For further information please contact:

**Oliver Carpenter**

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+44 (0)7887 641150

oliver.carpenter@avisonyoung.com

## Areas

The property comprises the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground	181.9	1,958
Bin Store/ Storage:	20.72	223
	<b>202.62</b>	<b>2,181</b>

## Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## EPC

To be assessed

## Quoting Rent

Unit B: £52,000 pax

**Fraser Hulbert**

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## Business rates

To be assessed.

**Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.**

## Costs

Each party to bear their own costs associated with the leasing of this property.

## VAT

VAT if applicable will be charged at the standard rate.

## Viewings

Viewings are to be arranged strictly in advance with the sole agents, Avison Young. Details can be found below.



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