



Duke House, 84-86 Rushey Green, London, SE6 4HW

Office spaces across three floors with lift access from 415 ft² to 6116 ft² to let.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

Duke House, 84-86 Rushey Green, London, SE6 4HW

From £10 per square foot per annum exclusive

LOCATION: -

The property is situated fronting Rushey Green on a popular South London High Street. Road links to surrounding areas are excellent with the south circular road being nearby. The property has good access to bus routes and Catford bridge station is under half a mile away. The property is set amongst the retail centre of Catford which provides a range of local facilities and services.

DESCRIPTION: - The property comprises a four storey office block with lift access to each floor. Spaces available start from 415ft² up to a maximum of 6116ft². There are male and female WC facilities available on each floor. The property is well situated for transport links and, with short term leases available offers a flexible workspace.

ACCOMMODATION: -

<u>Ground Floor</u>	
Office	164.181m ² (1,767ft ²) approx.
<u>First Floor</u>	
Offices	99.01m ² (1,065ft ²) approx.
Kitchenette	9.6m ² (103ft ²) approx.
<u>Second Floor</u>	
Office 1	38.6m ² (415ft ²) approx.
Office 2	58.84m ² (633ft ²) approx.
<u>Third Floor</u>	
Office	198.16m ² (2,133ft ²) approx

TENURE: - The offices are to be offered by way of new leases up to 5 years excluded from the security and tenure provisions of landlord and tenant act 1954 part II as amended.

USE/PLANNING: - We understand the property currently falls within Class E of the Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT: -

Ground Floor: £15 per square foot exclusive
First Floor: £10 per square foot exclusive
Second Floor: £10 per square foot exclusive
Third Floor: £10 per square foot exclusive

BUSINESS RATES: -

Ground Floor - £27,250.
First Floor - £14,750
Second Floor – Office 1: £6,208, Office 2: £6,900
Third Floor - £14,500

EPC RATING: -

Ground floor – 75 within Band C.
First floor – 75 within Band C.
Second floor – Awaited
Third floor – 75 within Band C.

VAT: - We understand that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 22/07/2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 22/07/2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 22/07/2024



specialist advice on all property matters