

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



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: -

Ground Floor Office First Floor Offices Kitchenette

Second Floor Office 1

Office 2

Third Floor

Office

198.16m² (2,133²) approx

164.181m² (1,767ft²) approx.

99.01m² (1,065ft²) approx.

9.6m² (103ft²) approx.

38.6m² (415ft²) approx.

58.84m² (633ft²) 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.

<u>RENT</u>: -

Ground Floor:£15 per square foot exclusiveFirst Floor:£10 per square foot exclusiveSecond Floor:£10 per square foot exclusiveThird Floor:£10 per square foot exclusive

BUSINESS RATES: -

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

EPC RATING: -

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

<u>VAT</u>: - We understand that the property is not elected to VAT.

<u>VIEWINGS</u>: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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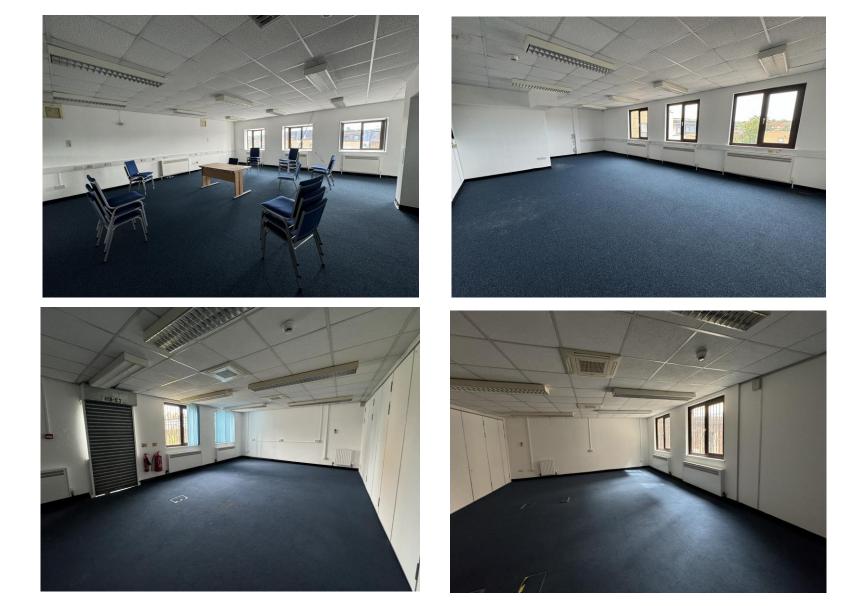
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Date: 22/07/2024



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