



MAKING
PROPERTY
WORK

SHW

SHW.CO.UK

24

HELIOS ROAD
BLOCK D

TO LET

OFFICE – 1,412 - 4,508 SQ FT (131.17 - 418.79 SQ M)

Bedzed, 24 Helios Road, Hackbridge, Wallington, Surrey, SM6 7BZ

DESCRIPTION

BedZed (24 Helios Road) was designed as a sustainable development, with features intended to reduce greenhouse-gas emissions and water use. The scheme still has a high profile because of these characteristics and is well known in the local area. The property is a self-contained ground and first floor office, with a kitchenette located at the back of the unit.

LOCATION

The scheme sits on the A237 (London Road) running North-South, between Hackbridge and Mitcham. Hackbridge Station is approximately 650m to the South, Mitcham.

ACCOMMODATION (NIA)

	SQ FT	SQ M
1st floor	3,096	287.62
Ground Floor	1,412	131.17
TOTAL	4,508	418.79

AMENITIES

- 4,508 sq ft available
- Central heating system
- Car parking
- Kitchenette
- WCs (inc Disabled WC / shower room)
- Perimeter trunking at desk level (Power & Data)
- Mix of carpeting and wooden floor tiling
- Solid Floors

RENT

£50,000 per annum.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

The current 2023 Rateable Value of the property is £57,000. Rates payable - £21,581.75 (£4.79 per sq ft).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



© OpenStreetMap contributors



VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

e: adenning@shw.co.uk

James Griffiths

t: 02086 622 711

e: jgriffiths@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316