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FOR SALE / TO LET

**FREEHOLD INDUSTRIAL UNIT – 3,599 SQ FT (334.38 SQ M)
BUTTERMERE HOUSE, CLYDE ROAD, WALLINGTON SM6 8PZ**

DESCRIPTION

The property comprises a two storey industrial unit of block construction under a pitched and flat roof. The property is arranged over two floors consisting of ground-floor warehouse and first-floor office space, together with WC and kitchen facilities.

Access is via a pedestrian entrance and roller shutter loading door at the front of the property. There is a side door to the warehouse space.

LOCATION

Situated in a Central Wallington location, the property is accessible via Stafford Road. Buttermere House is nearby to the fiveways junction on the A23 (Purley Way), providing good transport links throughout South London.

The property is located approximately 0.4 miles south west of Wallington Railway Station, which has services to London Bridge within 30 mins. London Victoria is within a 45 minute journey.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	2,977	276.58
First Floor Office	622	57.80
TOTAL	3,599	334.38

Approximate gross internal areas.

AMENITIES

- Electric roller shutter loading access
- Three phase electricity
- First floor office space
- WC facilities
- Kitchenette facilities

PRICE

- For Sale: Offers are invited in excess of **£500,000** for the freehold interest with vacant possession.
- To Let: **£45,000** per annum exclusive.

RATEABLE VALUE

The property has a rateable value of £25,000.

VAT

VAT will be chargeable on the terms quoted.

EPC

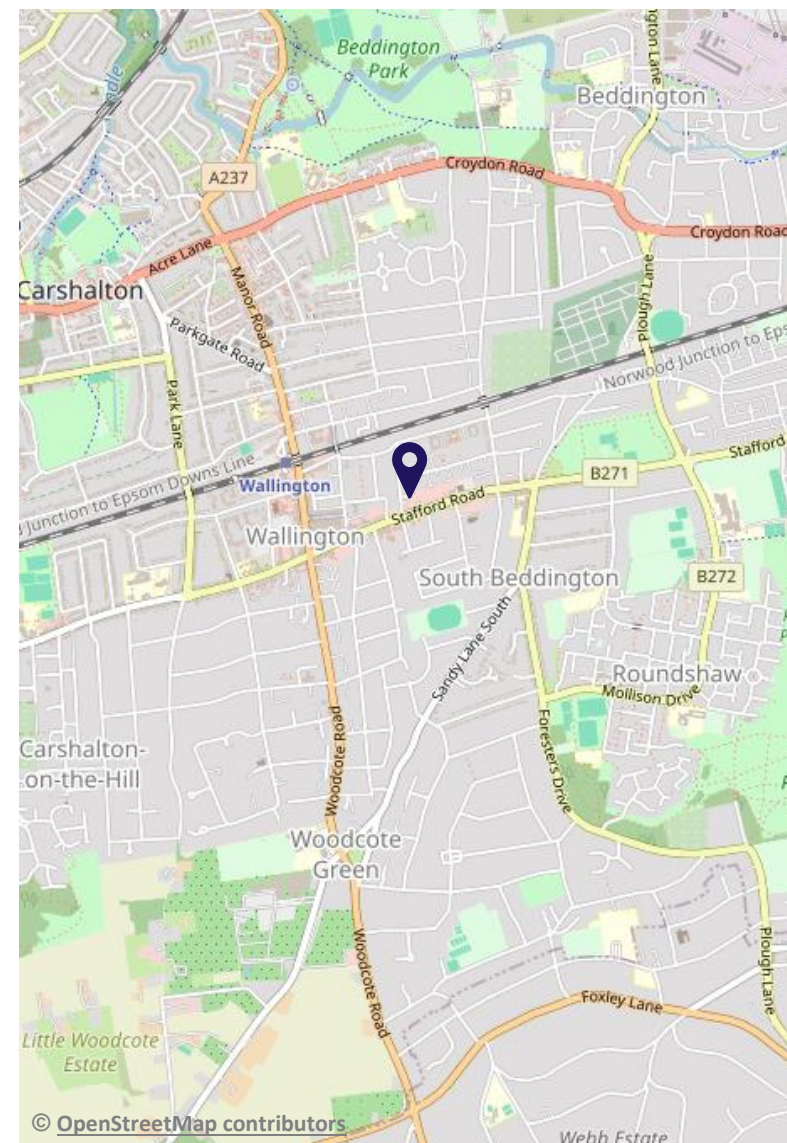
The property has an EPC Rating of C.

TENURE

The property is held freehold under title number SGL43174.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



VIEWINGS – 020 8662 2700

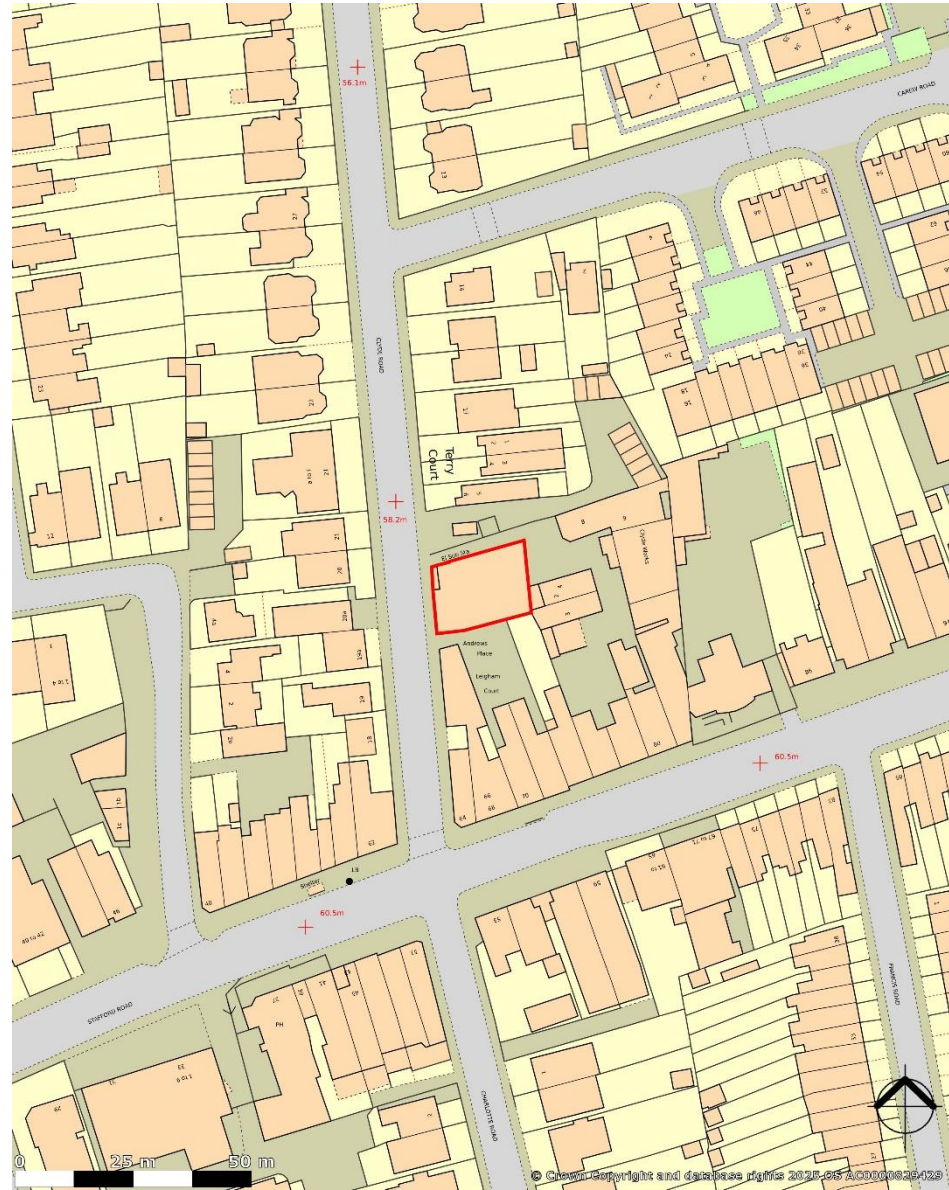
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