



Property Particulars

HUTCHISON HOUSE (Office Space)



5 Hester Road LONDON SW11 4AN

Min-Max area: 2551-2551 (sq ft) or 237.0-237.0 (sq m)

Location:

The property is situated just off Battersea Bridge Road, within the stunning new mixed use development by Hutchison Whampoa known as Albion Riverside. Other occupiers in the development include Foster & Partners, INQ, Hutchison Whampoa, Tony & Guy Academy, and Alternative Plans.

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Property Particulars

Description:

The premises comprise a stunning high quality modern corporate offices situated on part of the second floor of this excellent new office building and extend to approximately 2,551 sq ft (237 sq m).

Amenities:

• 24/7 Security/Reception • Full Height Glazed Partitions • Kitchenette • Male and Female WCs • Air Conditioning • Plaster Ceilings • Fitted Carpets • Parking By Arrangement •

Rent:

£59,030 per annum exclusive of VAT, business rates and estate charge, payable quarterly in advance, subject to rent review in April 2014.

Price: N/A

Service charge: To be confirmed, but inclusive of 24/7 reception and security, office cleaning, buildings insurance and water rates.

Tenure: An assignment of a full repairing and insuring lease for a term to expire on 23 April 2019, outside the Landlord & Tenant Act 1954. The Lessee has the right to break the lease on 30 April 2014.

Possession: Immediately upon completion of legal formalities.

Status: Under Offer

Areas: Battersea and Clapham

Viewing info: By appointment with Houston Lawrence

Part second floor

Rent:	£59,030 per annum exclusive of VAT, business rates and estate charge, payable quarterly in advance, subject to rent review in April 2014.
Price:	N/A
Service charge:	Approximately £38,400 per annum, inclusive of 24/7 reception and security, office cleaning, buildings insurance and water rates.
Rates:	Approximately £25,300 per annum payable 2009-2010.
Description:	The premises are situated on the second floor of this excellent new office building and extend to approximately 2,551 sq ft (237 sq m)
Size:	2551 (sq ft) 237.0 (sq m)