



PROPERTY CONSULTANTS

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FREEHOLD OFFICE BUILDING (POSSIBLE REDEVELOPMENT POTENTIAL STP) FOR SALE/TO LET



NAVIGATOR HOUSE Restmor Way, Hackbridge, Surrey 7,390 SQ FT (686.53 SQ M)

Location:

The premises occupy a corner location at the junction of Restmor Way and Hackbridge Road (B277), Hackbridge, Surrey, approximately 1½ miles to the north of the town centre of Carshalton and approximately 1½ miles to the south of Mitcham town centre. Hackbridge BR station is within 1/3 of a mile and local buses pass along Hackbridge Road. Primary traffic roads nearby include the A237, A236 and A23, which provide routes to the M25 and subsequent motorway networks beyond.

Description:

The building is detached and occupies a riverside position, offering accommodation on five floors. The ground and first floor areas provide reception and staff canteen facilities.

The large second, third and fourth floors are predominately open plan office accommodation with natural light from all elevations. There is a service core with WC accommodation on each floor and an automatic passenger lift. The property features up to 12 car parking spaces, the majority of which are undercover.

The second to fourth floors have structural columns that carry service trunking to each quadrant.

The building could lend itself to a residential conversion subject to obtaining the necessary planning consents from the local authority.



Accommodation: Approximate dimensions / areas:-

Ground Floor	Reception Areas	300 sq ft
First Floor	Staff Kitchen / Canteen	190 sq ft
Second Floor	Office	2,300 sq ft
Third Floor	Office	2,300 sq ft
Fourth Floor	Office	2,300 sq ft
Total		7,390 sq ft

Terms: Available Freehold at £995,000 (offers invited)

Or

To let at £90,000 pa

Viewing: Strictly by Appointment only
Via Claridges Commercial – 0845 205 0007