

NEW GYM PREMISES

TO LET

27 BROOMHOUSE LANE PARSONS GREEN LONDON SW6 3DP

FORMING PART OF THE PARSONS GREEN SPORTS CLUB



Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newbery Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newbery Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

LOCATION

27 Broomhouse Lane has its own dedicated entrance off the north side of Parsons Green Sports Club. This is located on Broomhouse Lane at the junction with Sullivan Road and directly opposite Hurlingham Park. Parsons Green Underground Station is a short walk to the north which offers District Line services to Wimbledon and the West End.

Meter parking is available and bicycle hoops are available within the Parsons Green Sports Club grounds for staff and visitors.

DESCRIPTION

The premises comprise a purpose-built sports / tennis club that has just been completed. The accommodation forms part of this club building but is separate and has its own private ground floor portico entrance giving access to a front reception area which leads to rear ground floor purpose-built studio with patio doors to a side garden/bike parking area.

The lower ground floor has been built to provide a further studio, male and female WC's, changing and shower facilities and three individual treatment/storerooms.

In addition, it is felt that re-arranging this area may provide a larger useable lower ground floor gym facility, subject to approvals.



Ground floor studio

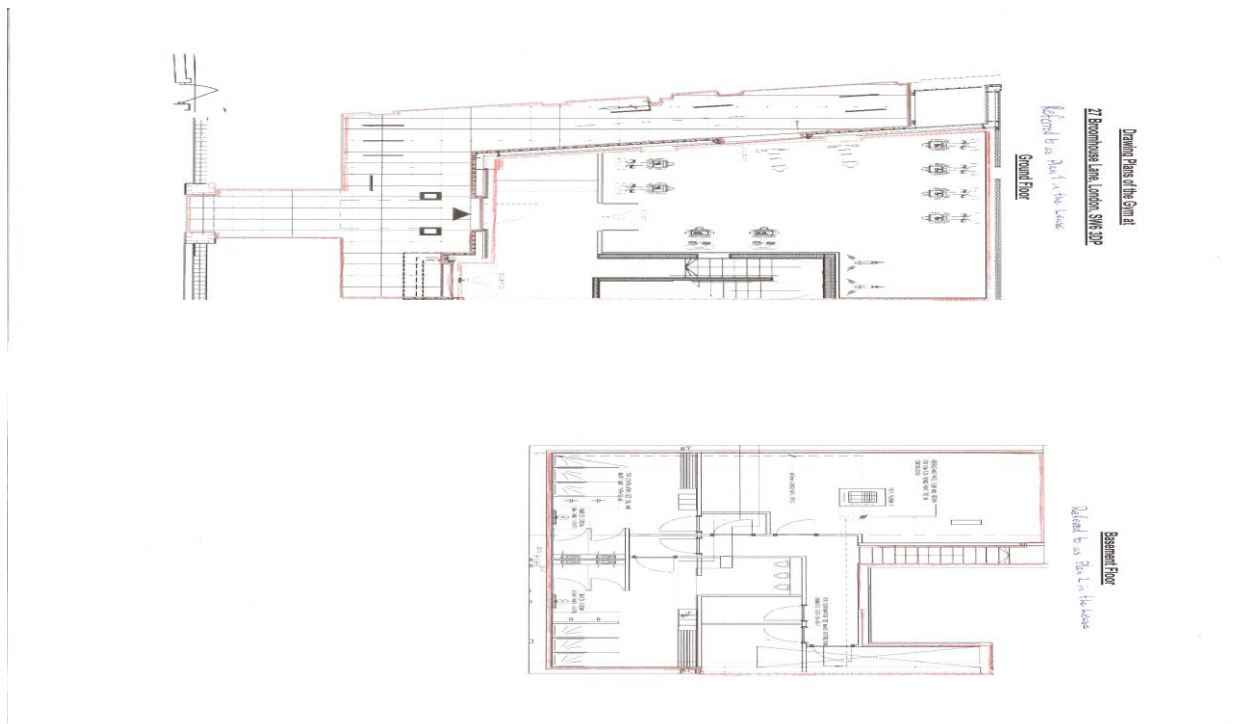
We have estimated the following floor areas:-

Ground Floor Reception	approx. 180 sq ft
Ground Floor Gym	approx. 575 sq ft
Lower Ground Floor Gym	approx. 370 sq ft
Lower Ground Floor Individual Rooms	approx. 132 sq ft
Total Net Area	approx. 1,077 sq ft

Having regard to the gross internal areas we estimate the following: -

Ground Floor G.I.A.	755 sq ft
Lower Ground Floor G.I.A.	1,027 sq ft
Total G.I.A.	1,782 sq ft

The premises have been fitted as a purpose-built gym facility.



The reproduction of the plans is stretched, indicative only.

AMENITIES

Comfort Cooling	Fresh Air Supply
Suspended ceiling	Integral LED lights
Speaker System wired to comms area	Laminate wood effect flooring
Plastered and painted walls	Card entry system

The lower ground floor shower and WC facilities are built to a high standard and have lockers in the changing rooms.

Individual shower cubicles
Separate Male and Female premises

There is a secure entry system linked to the main sports club.

The services are separately metered, further details on application.



TERMS

Lease

The premises are offered on a new lease for a period by arrangement subject to periodic upward only rent reviews.

Guide Rent

£30,000 per annum exclusive of all other outgoings.

BUSINESS RATES

The premises are not currently independently assessed for Business Rates and the tenant will be responsible for payment of these once assessed. Applicants must contact LB H&F to confirm the potential rates payable.

SERVICE CHARGE

On application.

EPC

A 19

VIEWING INSPECTIONS

For further information by prior appointment through Landlord's sole agents.

Mark Belsham
07973 372 698

mark.belsham@hng.co.uk

