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To Let



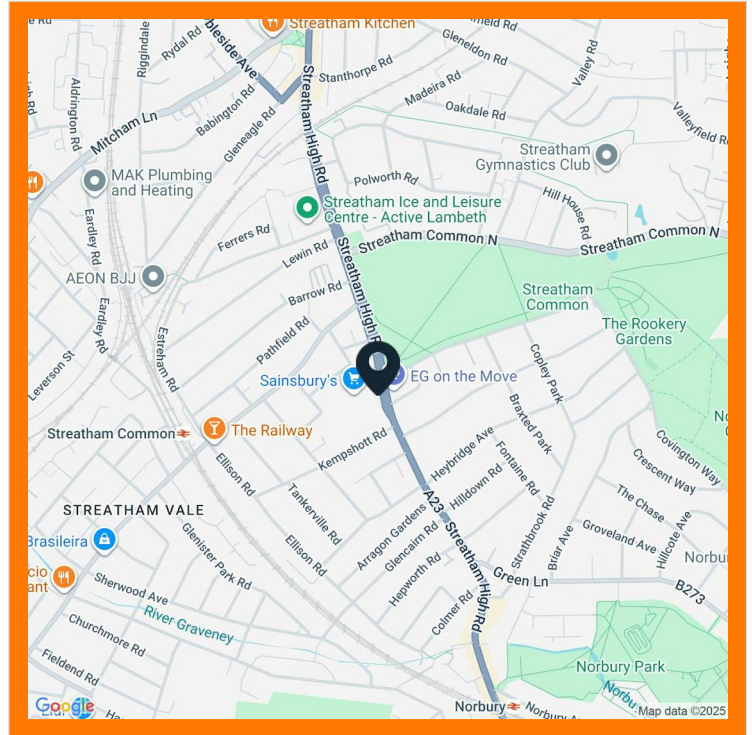
Attractive character office in Streatham, South London

£16,750 – £59,500 per annum

496 Streatham High Road, Streatham, SW16 3QB
01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Substantial office building over four storeys, available to let as a whole (5,660 sq ft) or part (from 834 sq ft)
- Located on Streatham High Road, Streatham in South London
- Versatile space which could accommodate small, medium or large businesses
- Convenient for Sainsburys supermarket, Streatham rail station (0.5 miles away), Streatham Common and various shops & amenities
- Parking available depending on requirements



Description

The property is a semi-detached office building over four storeys plus basement with attractive character features.

Internally the accommodation provides a large open office space / reception, rear office / meeting room, WC facilities and office room to the front ground floor section. To the rear two storey ground floor section there various meeting and offices rooms. To first floor accessed via an internal staircase there are front and rear office rooms, as well kitchenette and WC facilities. To the 2nd floor is further office rooms, and WC facilities. To the 3rd floor are three further office and ancillary rooms. To the basement is storage accommodation.

There is a front main entrance, and two side entrance / exit points.

The property is available as a whole or in parts. Parking is available if letting as a whole or by further negotiation.

Location

The property is located fronting Streatham High Road, to the western side, virtually opposite Streatham Common and adjacent to the entrance of Sainsbury's Supermarket car park. The property is located in Streatham, south London which is approximately 6.5 miles from Central London.

The property is 0.5 miles from Streatham Train Station, which is a London Fare Zone 3 with, providing services via Thameslink and Southern. There are a number of bus stops located on Streatham High Road providing services across Greater London and bordering counties.

The property is very accessible to nearby areas including Norbury, Norwood, Eastfields, Tooting Bec, Brixton, etc. Notable nearby occupiers and notable locations include Sainsbury Supermarket, Streatham Leisure Centre, Streatham train station, and Streatham Common.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Front Ground Floor Section	834	77.48	£16,750 /annum	Available
Unit - Rear Ground Floor & First Floor Section	1,975	183.48	£26,750 /annum	Available
Unit - Front First Floor, 2nd Floor & 3rd Floor	2,074	192.68	£20,000 /annum	Available
Basement	800	74.32	-	Available
Total	5,683	527.96		

Business Rates

As a whole the rateable value is £46,250. If split between parts the rating assessment would have to be re-assessed.

Commute / Travel

Streatham Train: 9 minutes (walking)
 Crystal Palace: 12 minutes (road (car)), 30 minutes (bus)
 Wimbledon: 30 minutes (road (car)), 50 minutes (bus)
 Brixton: 19 minutes (road (car)), 30 minutes (bus)

Parking Nearby

Long term parking
 If letting as a whole, 2 parking spots are available
 Streatham Common Train Station Long Stay
 Private Bays

Short term parking
 Sainsburys car park (adjacent)
 Tesco (near)
 Streatham Leisure Centre (near)

Availability (Lease Terms / Rents)

Consideration will be given for letting interest on terms to be agree, for the whole or in part as follows.

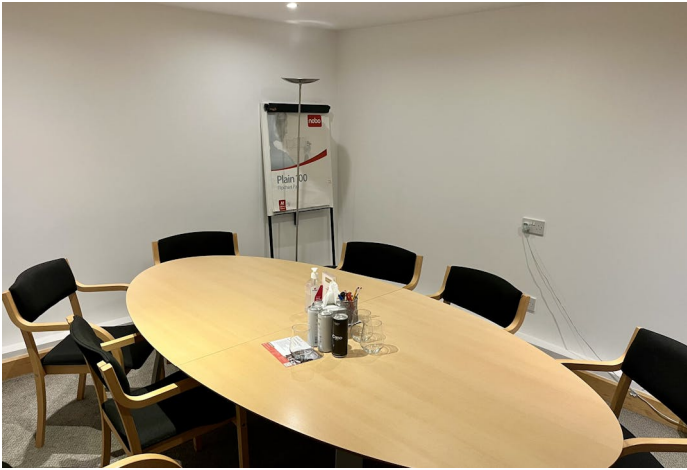
- 1.) As a whole a rent of £59,500 pa.
- 2.) Front Ground Floor section at £16,750 pa
- 3.) Rear Ground Floor & First Floor section at £26,750 pa
- 4.) Front First Floor & 2nd / 3rd floors at £20,000 pa

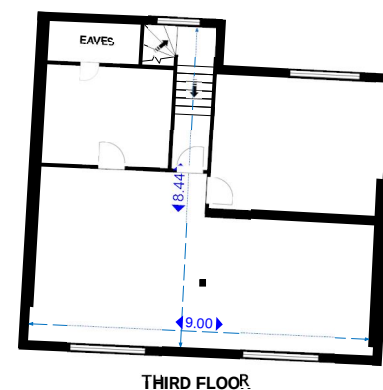
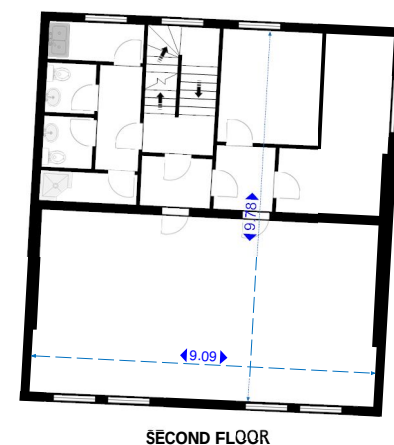
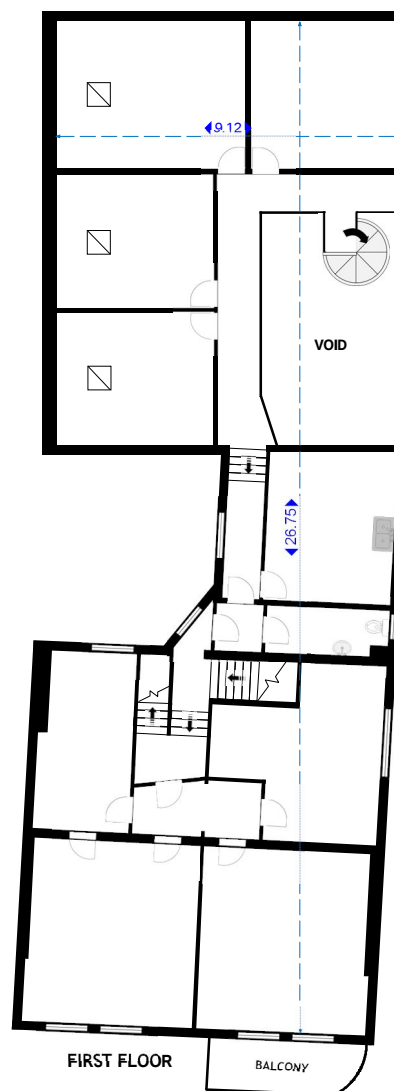
For further information and discussion please get in touch.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
 0114 281 2183
francois.neyerlin@smcbrownillvickers.com





**496 STREATHAM HIGH ROAD
LONDON SW16 3QB**

SCALE - 1:200 on A4
1 2 3 4 5 6
SCALED IN METRES



Date: 9/12/2025
REF : 18836
T: 07770 397 024
Status: Land Registry Submission
Surveyed by: MT