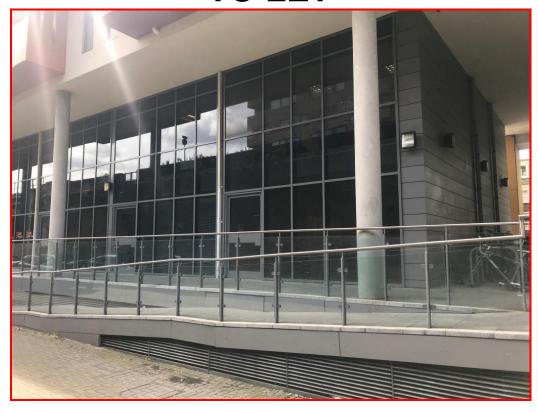


54 BOROUGH HIGH STREET LONDON BRIDGE LONDON SE1 1XL

www.fieldandsons.biz

MODERN OFFICE UNIT WITH PARKING TO LET



O-CENTRAL, 83 CRAMPTON STREET LONDON SE17 3BQ APPROX. GIA 960 SQ FT (89.2 SQ M)

LOCATION

O-Central is located just off Walworth Road within walking distance of the transport hub at Elephant & Castle, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central London and outer London. Kennington Underground station (Northern line – City and West End branches) is also within a short walk.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

DESCRIPTION

Comprises a self-contained office unit within this modern mixed use development, accessed via the paved pedestrian walkway and vehicular access road off Amelia Street, together with further pedestrian access from the central landscaped courtyard on Crampton Street.

Arranged over ground floor and mezzanine with double height fully glazed frontage. Each level provides an open plan office space, together with W.C. and kitchen to the rear of the ground floor.

The office comes with 2 parking spaces within the underground gated car park.

O-CENTRAL, 83 CRAMPTON STREET, SE17

ACCOMMODATION

The approximate Gross Internal Floor area is 960 sq ft (89.2 sqm) and the approximate Net Internal Floor area is 900 sq ft (83.6 sqm).

AMENITIES

- Electric heating
- Wood flooring
- Kitchen point and W.C.
- Concierge and CCTV on site
- Perimeter trunking
- Suspended ceiling with recessed Cat. II lighting
- Private mailbox in communal area
- 2 Parking spaces in underground secure car park

TERMS

The property is available for by way of a new FRI lease on terms to be agreed. Lease to be contracted out of the Landlord and Tenant Act 1954.

RENT

£27,500 per annum, exclusive of all other outgoings.

BUSINESS RATES

The 2017 Rateable Value is £12,250 and therefore the base business rates payable for the year 2018/19 is understood to be £5,880. Small business relief may apply. Interested parties should make their own inquiries via Southwark Council.

SERVICE CHARGE AND INSURANCE

Service charges will be payable in addition to rent. Water rates are currently included in the service charge, details of which can be provided on request.

VAT

VAT is payable on rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating = 38 (Band B).

FURTHER DETAILS

For further details please contact:

Ben Locke or Nigel Gouldsmith Tel. 020 7234 9639

E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz



O-CENTRAL - LOCATION PLAN



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or 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 Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.