

FIELD & SONS

COMMERCIAL

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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 :

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O-CENTRAL – LOCATION PLAN



Important Notice

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