

FIELD & SONS

COMMERCIAL

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NEW OFFICE UNIT FOR SALE OR TO LET



GROUND AND FIRST FLOOR 36-38 PENROSE STREET, LONDON SE17 3DW APPROX. 2,002 SQ FT (186 SQ M)

LOCATION

The premises are located on Penrose Street, just off the busy and popular Walworth Road.

The Elephant & Castle centre is approx. 750m to the north, including the stations for the mainline rail (Thameslink) and Underground (Northern and Bakerloo lines). Kennington Underground (Northern line both West End and City branches) is also about 600m to the west.

The entire Elephant & Castle locality is subject to a £2.5 billion ongoing development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

36-38 PENROSE STREET, LONDON SE17 3DW

DESCRIPTION

The available accommodation comprises a self-contained office unit arranged over part of the ground and first floor of this exclusive new mixed use development.

Each floor provides an open plan space, inter-connected by way of an internal stair and accessed via a dedicated entrance from street level. To be finished to a 'shell & core' specification, with capped utility connections ready for an incoming occupiers own fit out. Includes a front and rear small terrace area at first floor level.

The approximate gross floor areas are :

Ground Floor	= 1,432 sq ft (133 sqm)
First Floor	= 764 sq ft (71 sqm)
Total	= 2,196 sq ft (204 sqm)

TERMS

The unit is available to purchase by way of a new long leasehold interest & nominal ground rent.

OR

To let by way of a new commercial lease on terms by arrangement.

PRICE AND RENT

Price For Sale : £1,285,000 (L/H) plus VAT.

Rent For Leasing : £77,000 per annum, exclusive of all outgoings and plus VAT.

BUSINESS RATES

To be assessed on occupation.

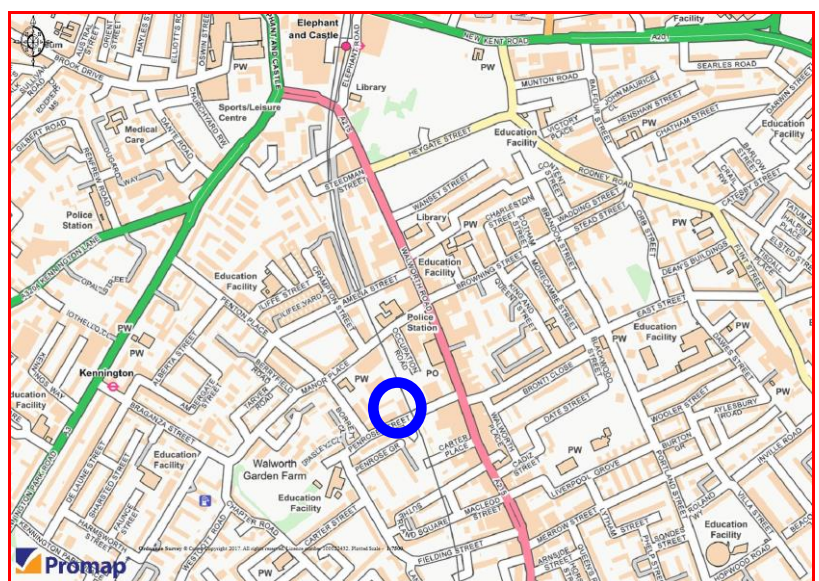
SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

To be assessed on completion.

36-38 PENROSE STREET – LOCATION PLAN



FURTHER DETAILS

For further details please contact:

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