224-236 Walworth Road, London, SE17 1JE
Second floor office suite with parking TO LET

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specialist advice on all property matters
LOCATION: - The property is situated at the northern end of Walworth Road close to the Kennington and Elephant & Castle underground stations. The Walworth Road forms the main link road into Central London which generates huge vehicular traffic. The building is situated in the main retail area with Tesco Express on the ground. There are also Boots, Sports Direct, MacDonald’s and a number of independent cafes etc in close proximity.

DESCRIPTION: - The premises comprise an open plan office located on the second floor. The suite has good natural light due to windows all the way along the front and rear. There is a kitchen area, entry phone system, and a service lift going straight into the suite. The reception area and common parts have been recently been refurbished. There are communal Male & Female WC’s at various levels within the building. Externally there are two allocated parking spaces at the rear of the building.

ACCOMMODATION:-
Second floor 333.25m² (3,587ft² approx.)

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class B1 (Office) of the current use classes order and would suit a wide variety of businesses. Consideration will be given to alternate uses including D1 Medical subject to any necessary consents.

RENT: - An initial rent of £60,000 per annum exclusive is sought.

BUSINESS RATES: - The Commercial element of the property has a ratable value of £65,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC: - The property has a rating of 88 within Band D.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.