

Walworth, SE17

AMP4309



To Let

POA

Approximate Size

516 sq. ft.

Reference

AMP4309

Listing Type

To Let

Walworth, SE17

Key Features

- Current office space benefitting from F1 Use
- Approximately 516 sq. ft.
- The office is furnished and is situated on the first floor accessed via stairs
- Currently set up with 8 fully kitted office desks, dining table and soft seating
- Kitchenette and printer room available within the office space
- The building amenities include meeting rooms, halls, outside space and commercial kitchen
- Suitable for alternative uses including Office / Education / Community etc.
- There is an option to rent between 2-8 desks

Description

This current office space is benefitting from Class F1 Use and is approximately 516 sq. ft. It is demised on the First Floor with stairs leading up to it (maisonette layout). Including a 117 sqm hall with a flexible layout, a 50 sqm hall furnished with comfortable soft seating and a dining area, and a commercial kitchen — all available for one-off or long-term hire.

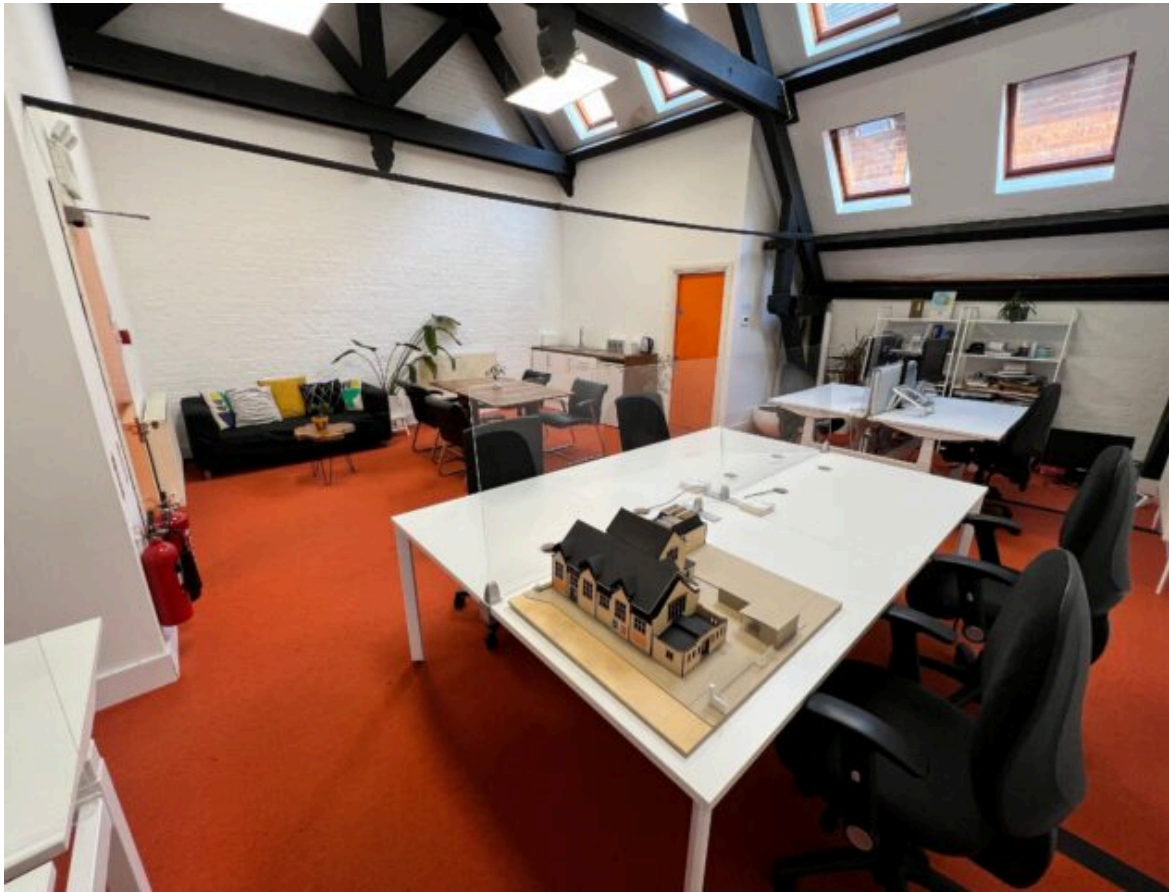
The office space is available to all but would be particularly well-suited for a charity, social enterprise, or a business with strong social values.

Location

The property is located in a predominantly residential area in Walworth. It is just a short distance away from the City Of London which holds many amenities at your doorstep. The surrounding area contains a mix of retail, restaurants and supermarkets including Leon, Tesco, and Sports Direct. The closest train and tube stations are Kennington and Elephant & Castle, both offering excellent connections to and from the City. The building is just a stone's throw from several bus stops, providing services throughout the local area and regular connections to London Bridge station.

Gallery





Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise.

If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries. Alex Martin will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

Our Terms & Conditions

We agree and acknowledge that Alex Martin Limited act for the purchasing party, where unless agreed and stated otherwise in writing; fees are charged to the purchaser (our client) at 2% + VAT of the purchase price or 10% + VAT of the average annual rent if letting, payable upon completion and subject to a minimum fee of two thousand pounds sterling. By communicating with us in relation to this property you are confirming our instruction to act on your behalf should you proceed to completion.