

**OFFICE SPACE**

**TO LET**

**200 SQ M (2,153 SQ FT)**

**KALMARs**

COMMERCIAL

020 7403 0600



**29 WALLBUTTON ROAD, LONDON, SE4 2NX**

 **LOCATION:**

The property is located a 5-10 minute walk from Brockley Train station, which has links the national rail and overground networks. Brockley has also become a hub for many well regarded café and food operators.

New Cross Road is also a 5-10 minute walk from the premises, with multiple bus and train links to central and South East London and a bustling parade, home to many restaurants and cafes.

 **DESCRIPTION:**

This unit shares a premises with Oakhill Community Nurse. It has a shared entrance from Walbuton Road and comprises a reception area , foyer, two open plan rooms, as well as two WCS and a Kitchenette.

It is partly furnished and benefits from carpet flooring, power and lighting.



**SIZE: 200 Sq M (2,153 Sq Ft)**

**TENURE: New Lease**



**RENT: £29,000 pa**



**COSTS:**

LEGAL COSTS: Both parties to pay their own legal costs.



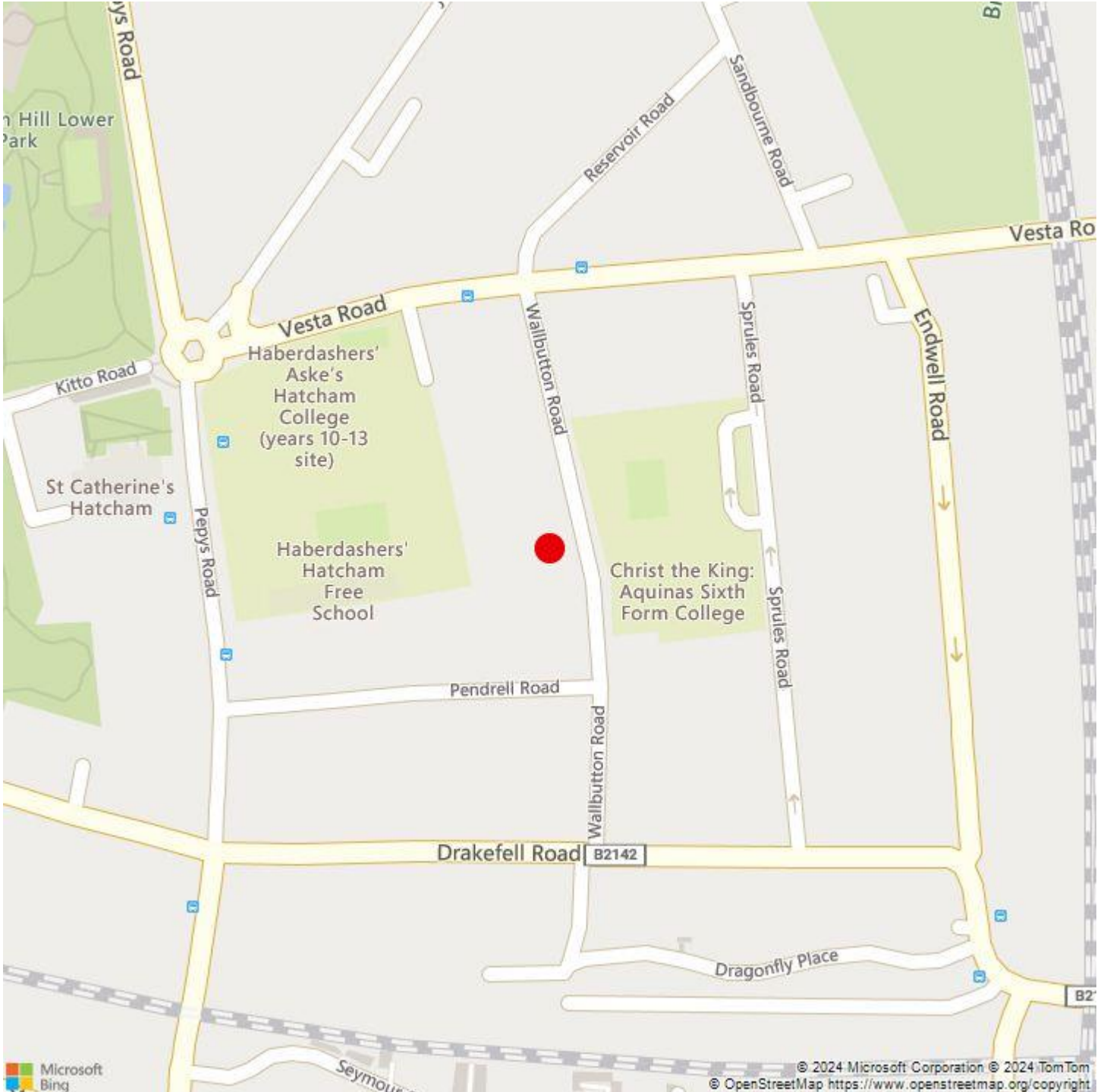
**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



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