

## HIGH QUALITY GROUND FLOOR STUDIO OFFICE SPACE TO LET



**41-45 CONSORT ROAD, LONDON SE15 3SS  
APPROX. 735 - 1,627 SQ FT (68.3 - 151.2 SQ M)**

### LOCATION

Studio office space available in Peckham on Consort Road, close to the junction with Copeland Road.

The busy and bustling Rye Lane is approximately a third of a mile to the west, including Peckham Rye station (mainline and London Overground services) and Peckham High Street is also within walking distance to the north, providing a wide variety of shops, restaurants and other amenities.

Peckham has become an increasingly popular business and residential destination, with numerous development and regeneration schemes completed, under way or planned in the surrounding area.

### DESCRIPTION

Comprises a self-contained ground floor commercial unit forming part of within this modern mixed-use development.

Currently arranged as a single unit of approx. 1,627 sq ft (151.2 sq m) with two main open plan spaces plus two meeting rooms, two kitchen points and two w.c.s. The space can be sub-divided to create two smaller units of approx. 735 sq ft (68.3 sq m) and 892 sq ft (82.9 sq m), each with own entrance, kitchen and w.c.

Finished to a modern contemporary style and currently used as an office but under the E Use Class the premises could also be suitable for a variety of other uses including health, professional services and fitness.

# 41-45 CONSORT ROAD, PECKHAM SE15

## AMENITIES

- Polished concrete floor
- Exposed concrete ceiling
- Central heating via the communal HIU boiler for the block
- Exposed services
- High ceilings
- Extensive glazed frontage
- Capable of subdivision



## TENURE

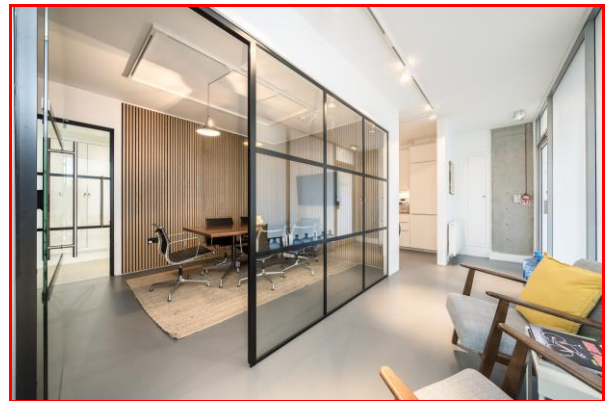
New lease/s direct from the landlord on terms by arrangement.

## RENT

From £25,735 to £56,945 per annum, exclusive of all outgoings (£35 per sq ft)

## BUSINESS RATES

The current rateable value for the whole is £26,250, therefore the business rates payable for the year 2023/24 are approx. £13,099 (£8.05 per sq ft)..

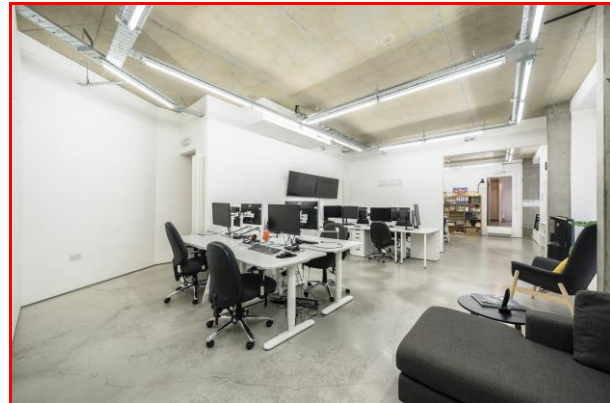


## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

EPC to be assessed.

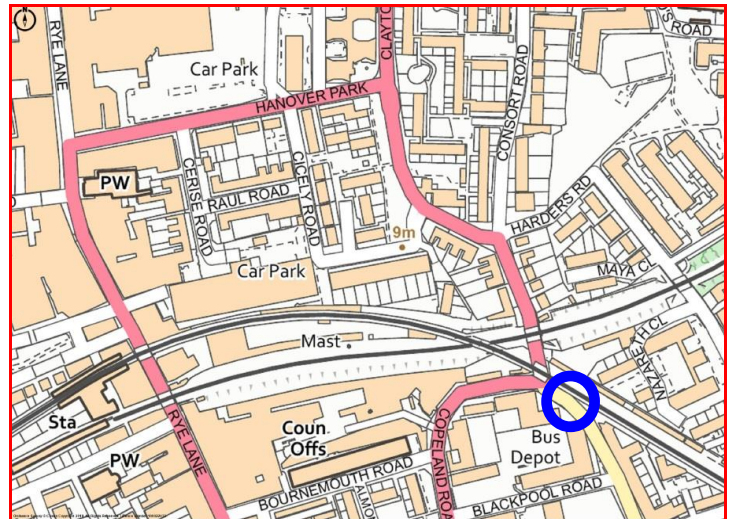


## FURTHER DETAILS

For further details please contact:

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