

FIELD & SONS

COMMERCIAL

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OFFICE FOR SALE WITH VACANT POSSESSION (OF INTEREST TO OCCUPIERS/DEVELOPERS/INVESTORS)



5 ONEGA GATE, SURREY QUAYS, LONDON SE16 7PF APPROX. 1,027 SQ FT (95.41 SQM)

LOCATION

Onega Gate is located off Redriff Road, close to Greenland Dock and within walking distance of both Surrey Quays station (London Overground) and Canada Water station (Jubilee line, Overground and Bus).

The surrounding area is subject to extensive regeneration with a number of large predominantly residential developments already completed together with a number of proposed schemes including extension of the nearby Surrey Quays shopping centre, the leisure park and development of the Harmsworth Quays printing works.

DESCRIPTION

5 Onega Gate comprises a mid-terrace three storey building arranged over ground and two upper floors, constructed in the late 1980's. The premises are self-contained accessed via ground floor entrance with internal stairs to the upper floors.

Each floor has two rooms with modern bathroom on the ground floor and fully equipped kitchen and terrace on the second. The premises includes two allocated spaces in the parking area to the rear.

5 ONEGA GATE

AMENITIES

Amenities for the existing office accommodation include:

Electric storage heaters, mix of recessed spot, track and fluorescent lighting, shower & WC, vinyl wood, carpet & tiled flooring, terrace balcony on second floor.

USE AND PLANNING

The existing use is as office (Use Class E).

TENURE

Leasehold for a term of 200 years from September 1988, with a peppercorn ground rent.

The user clause within the lease states that the property is to be used only for the purposes of offices and therefore freeholder's consent would be required if residential conversion was to be undertaken. We understand that at least three of the other properties with the block have been changed to residential use in the past.

TERMS

The existing long leasehold interest is offered for sale with full vacant possession at £400,000.

We have been informed by the vendor that the property is NOT elected for VAT.

SERVICE CHARGE

Approx £2,500 pa

ENERGY PERFORMANCE

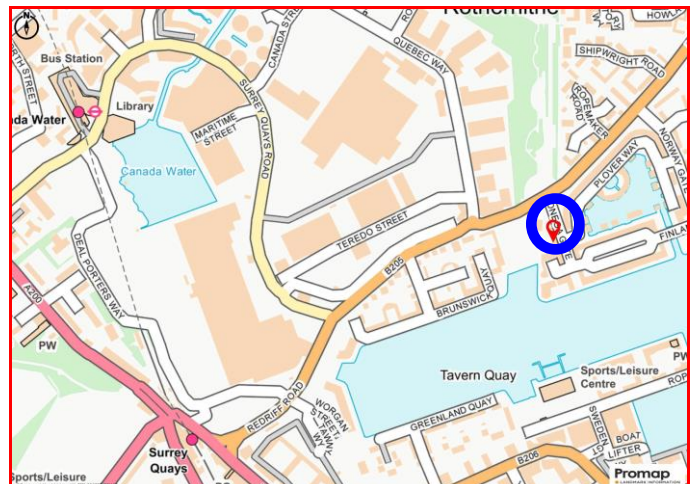
EPC to be assessed.

FURTHER DETAILS

For further details please contact :

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