

# FIELD & SONS

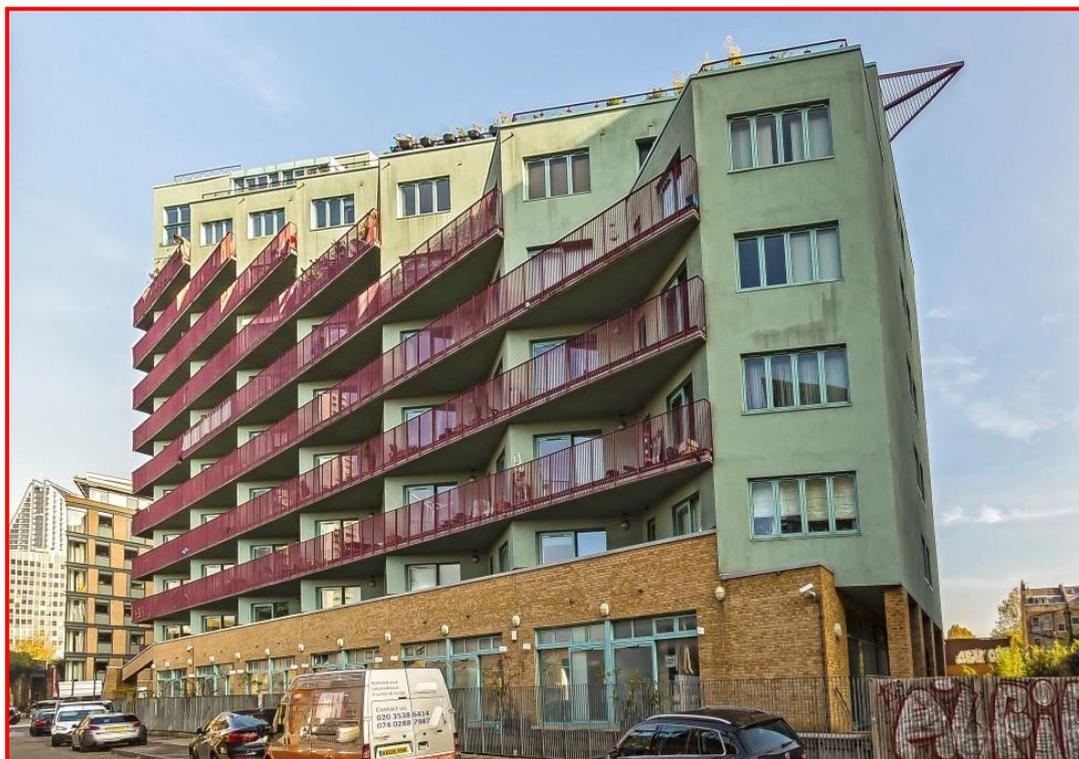
COMMERCIAL

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## MODERN GROUND FLOOR OFFICE, LIVE / WORK UNIT FOR SALE (L/H)



### UNIT 9, SOUTH CENTRAL, 9 STEEDMAN STREET, LONDON, SE17 3AF. APPROX. 852 SQ FT (79.15 SQ M)

#### LOCATION

South Central is located just off Walworth Road within walking distance of the transport hub at Elephant & Castle, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central and outer London. Kennington Underground station (Northern line – City and West End branches) is also within walking distance.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

#### DESCRIPTION

Comprises a ground floor office, live/work unit forming part of this mixed use development built in 2005.

Arranged as a main front open plan space plus meeting rooms to the rear and two w.c.s, including one bathroom and a shower with full modern built in kitchen in the main open plan area. Self-contained with own access direct from a paved pedestrian walkway through glazed frontage with door.

# UNIT 9 SOUTH CENTRAL, 9 STEEDMAN STREET, SE17

## USE

The existing planning and permitted use within the leasehold is as B1 office but the premises has been used as a live/work unit for a number of years.

## ACCOMMODATION

The approximate Gross Internal Floor area is 852 sq ft (79.15 sqm).

## AMENITIES

In excellent condition, amenities include:

- Under floor heating
- Part feature ceiling with recessed lighting
- Additional spot lighting
- 1 parking space in underground secured car park
- Engineered oak wood flooring
- Extensive built in storage
- Fully equipped integrated kitchen point
- Two w.c.s, including one bathroom and shower
- Security alarm

## TENURE

The property is offered for sale with full vacant possession by way of the existing 125 year leasehold from 25<sup>th</sup> March 2004, Annual ground rent of £250 pa.

## PRICE

Offers in the region of **£525,000** for the long leasehold interest. We understand VAT will be applicable to the purchase price.

## COUNCIL TAX

Assessed for Council Tax and not Business Rates. Band – G, £2,311.30 payable for the year 2022/23

## SERVICE CHARGE AND INSURANCE

Currently approximately £3,000 per annum.

## FURTHER DETAILS

For further details please contact :

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