

# FIELD & SONS

COMMERCIAL

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## SELF CONTAINED STUDIO OFFICE FOR SALE OR TO LET



### UNIT 14 O-CENTRAL 83 CRAMPTON STREET, SE17 3BQ APPROX. 955 SQ FT (88.72 SQ M)

#### LOCATION

O-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 London and outer London. Kennington Underground station (Northern line – City and West End branches) is also within a short walk.

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 self-contained office unit within this modern mixed-use development, accessed via a paved pedestrian walkway from Amelia Street and also with access from the central landscaped courtyard.

Arranged over ground floor and mezzanine with double height fully glazed frontage. Both levels provide an open office space, with the ground floor also comprising a part glass partitioned meeting room plus kitchen point and one w.c (disabled accessible).

The office comes with 2 parking spaces in the underground gated car park.

# UNIT 14 O-CENTRAL

## AMENITIES

In excellent condition, amenities include:

- Vinyl wood flooring throughout
- Electric heating
- Perimeter trunking
- Suspended ceiling with recessed CAT II Lighting
- Open kitchen
- Partitioned meeting room
- Video intercom access
- Concierge and CCTV on site

## PROPOSAL

The unit is offered for sale by way of the existing long leasehold for 999 years from June 2007. **Offers are sought in the region of £450,000**

OR

To let by way of a new commercial lease on terms by arrangement. **Rent £22,000 per annum, exclusive of all outgoings.**

VAT is applicable to both the price and rent.

## BUSINESS RATES

The Rateable Value is £12,000 and therefore qualifying occupiers would be eligible for small business relief with nil rates payable.

## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

EPC to be assessed.

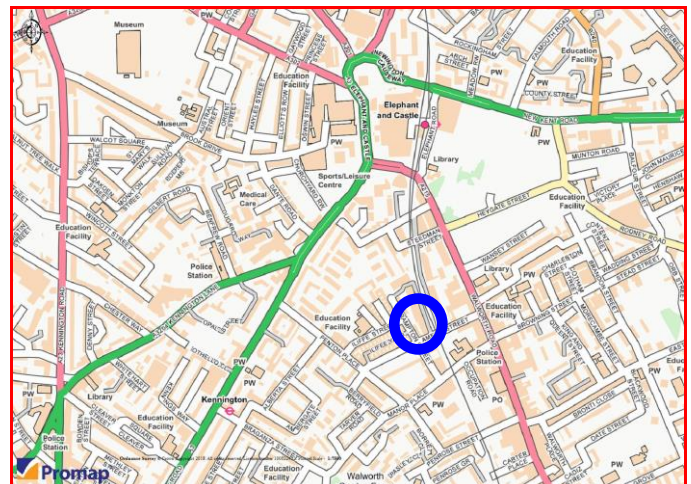


## FURTHER DETAILS

For further details please contact :

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