

HIGH QUALITY GROUND FLOOR STUDIO OFFICE UNIT FOR SALE



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

LOCATION

Studio office unit 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.

Arranged as 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, each with own entrance. Finished to a modern contemporary style the approximate floor area is 1,627 sq ft (151.2 sq m).

Currently used as an office, 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

Held by way of a 125 year leasehold from June 2016. Ground rent £300 per annum, doubling every 25 years.

PROPOSAL

The long leasehold of the property is offered for sale with full vacant possession.

PRICE

Offers in the region of £700,000. We have been advised that VAT is not applicable.

BUSINESS RATES

The current rateable value is £26,250, therefore the business rates payable for the year 2023/24 are approx. £13,099.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

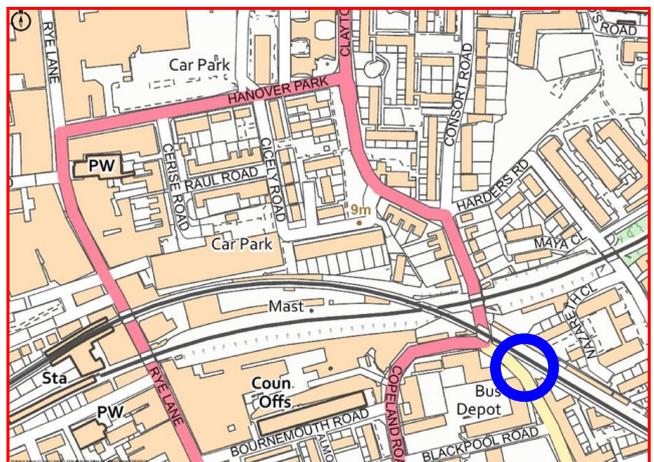
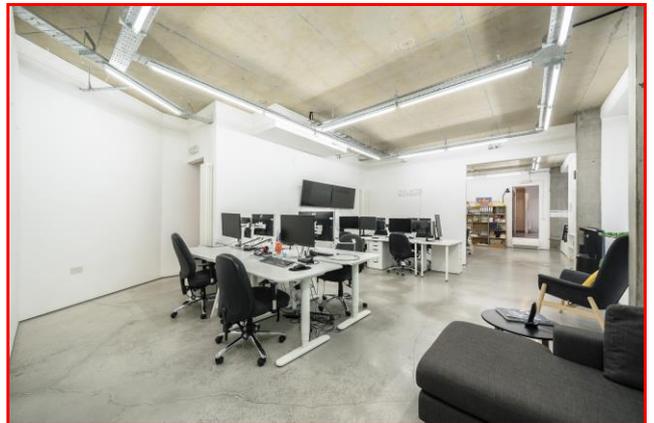
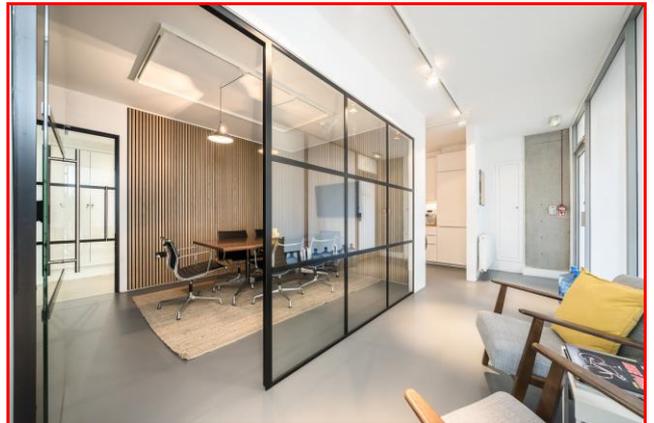
EPC to be assessed.

FURTHER DETAILS

For further details please contact:

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