

**REFURBISHED GROUND FLOOR COMMERCIAL UNIT
IN WALWORTH, LONDON, SE17
(INCLUSIVE OF RATES AND SERVICE CHARGE & WATER).**

Tel: 07885 912 982

**RECENTLY REFURBISHED
GROUND FLOOR
STUDIO STYLE OFFICE**

FURNISHED OR UNFURNISHED

**CLASS E
(VARIOUS USES)**

**APPROX. 995 SQ FT
(92 SQM)**

EXCELLENT SPECIFICATIONS

24 HR CONCIERGE

**SECURE UNDERGROUND PARKING
FOR ONE CAR
(SUBJECT TO LICENCE AGREEMENT).**

CLOSE TO ALL AMENITIES

**ONLY £33 PER SQ FT
(INCLUSIVE)**

**AVAILABLE NOW
RENT - £33,000 PER ANNUM**



**GROUND FLOOR, UNIT 17, O CENTRAL,
83, CRAMPTON STREET, LONDON, SE17 3BQ**

























Unit 17, O Central, Crampton Street, London SE17

Location

The property is located close to the junction with Amelia Street and Crampton Street within a stones throw of Walworth Road High Street and within easy walking distance to Elephant & Castle (Bakerloo / Northern line) underground station.

In recent years, Elephant & Castle has undergone a complete regeneration of new housing to include a host of new retail outlets throughout the borough.

The Property

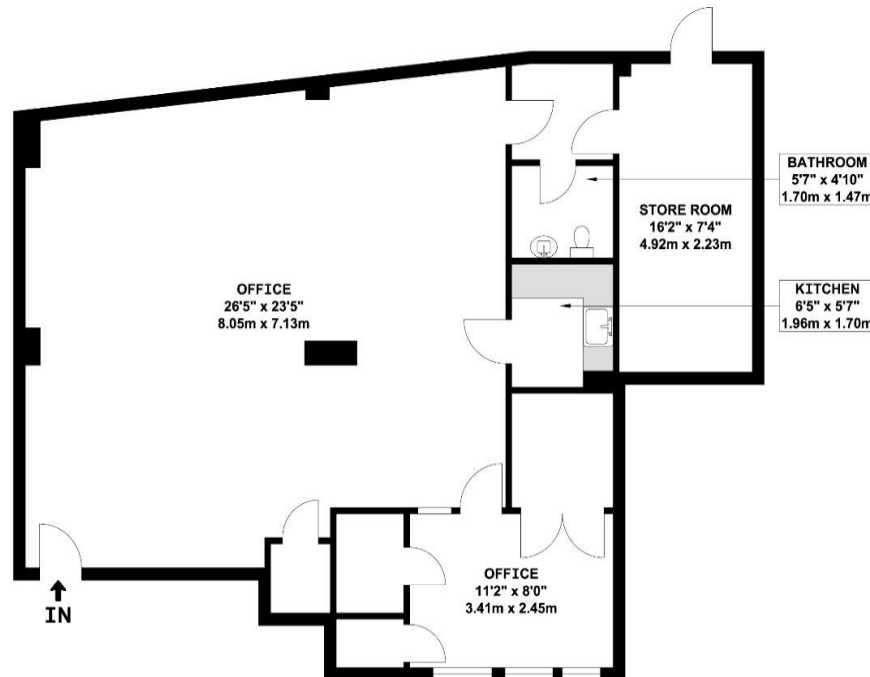
The commercial unit forms part of a mixed use development located on the ground floor with 24 hour portorage and a secure underground parking space for one car.

The unit has recently been refurbished throughout and benefits from an open plan workspace, independent air-conditioning & air filtration systems with a private meeting room, separate server room (with air-conditioning cassette), kitchen with all appliances to include fridge & dishwasher, W.C facilities and a separate store room ideal for storage.

Size – 995 sq ft (92 sqm)

Rent - £33,000 per annum inclusive of rates and service charge but exclusive of all other outgoings.

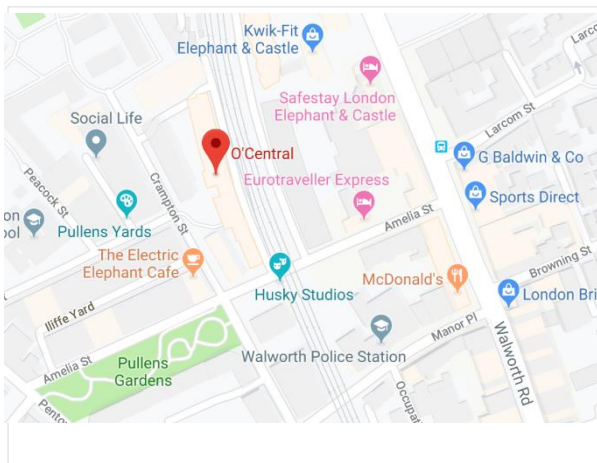
**CRAMPTON STREET
LONDON SE17**



GROUND FLOOR

APPROX. NET FLOOR AREA 994.69 SQ. FT / 92.41 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE"



Location

The property is located close to the junction with Amelia Street and within easy walking distance to Walworth Road where all the usual amenities can be found.

Elephant & Castle mainline and underground station (Bakerloo & Northern lines) and Kennington (Northern line) are also within walking distance.

London Bridge – 2 stops
Kings Cross – 3 stops
Blackfriars – 5 stops

Office Specifications:

- ❖ Open plan office
- ❖ Category 6A cabling (10gb)
- ❖ Kitchen
- ❖ Air-conditioning / Air-filtration system
- ❖ Raised floors
- ❖ Separate server room (independent air-con)
- ❖ Meeting room
- ❖ Secure parking
- ❖ 24 hr concierge
- ❖ CCTV

Service Charge.

Inclusive in rent

EPC

TBC.

Terms

A new lease offered for a minimum term of three years.

VAT

VAT is payable on the rent and service charge.

Rent

Inclusive in rent.

Rates

To be re-assessed

Further Details

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