

MODERN OFFICE TO LET JUST OFF WALWORTH ROAD, SE17

Tel: 07885 912 982



STUDIO STYLE OFFICE

**GROUND & MEZZANINE
FLOOR
960 SQ FT
(89.2 SQM)**

**PLUS TWO SECURE
CAR PARKING SPACES**

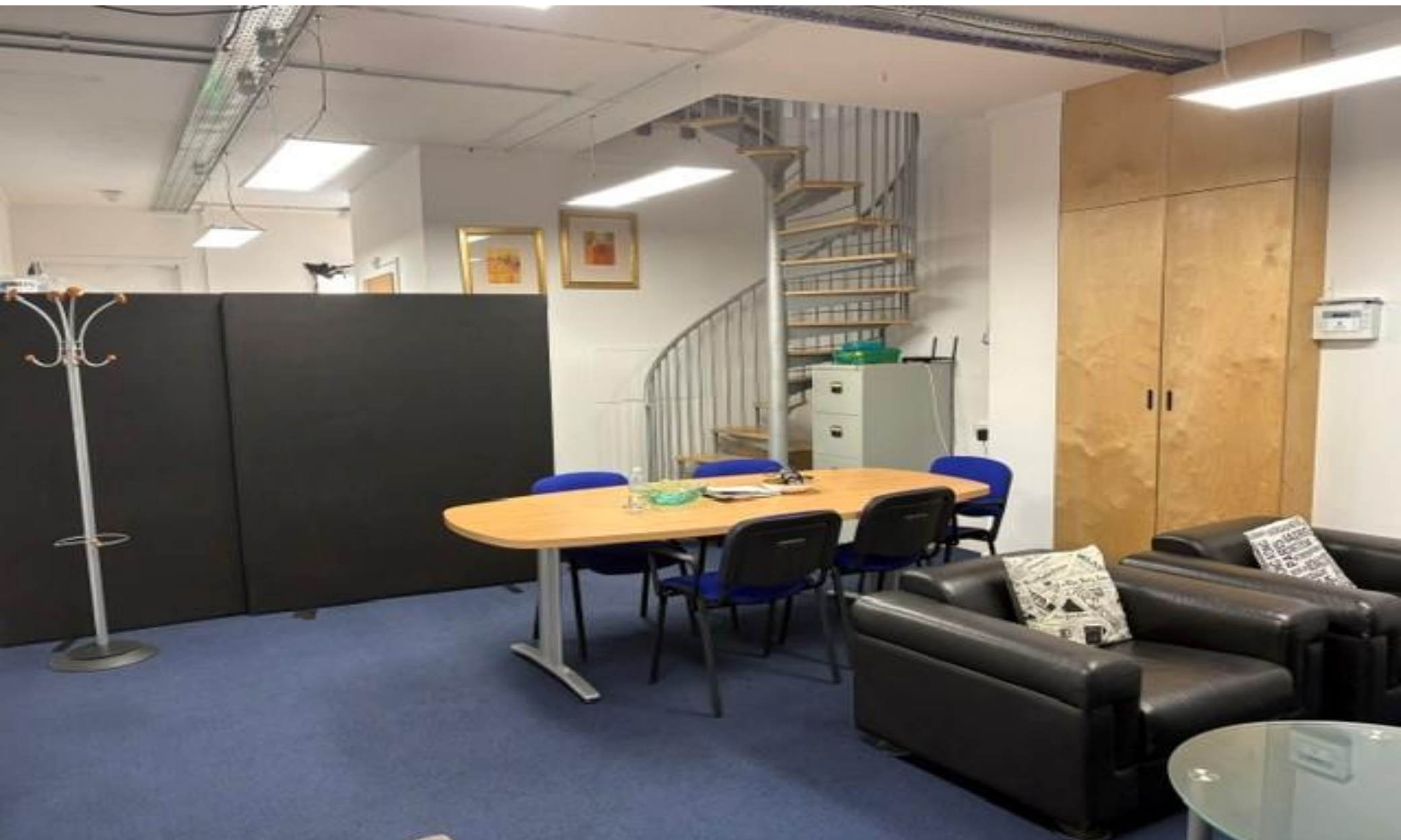
(£25 per sq ft exclusive)

**UNIT 15, O CENTRAL,
83, CRAMPTON STREET, LONDON, SE17 3BF**

**AVAILABLE NOW
RENT - £24,000 PER ANNUM**















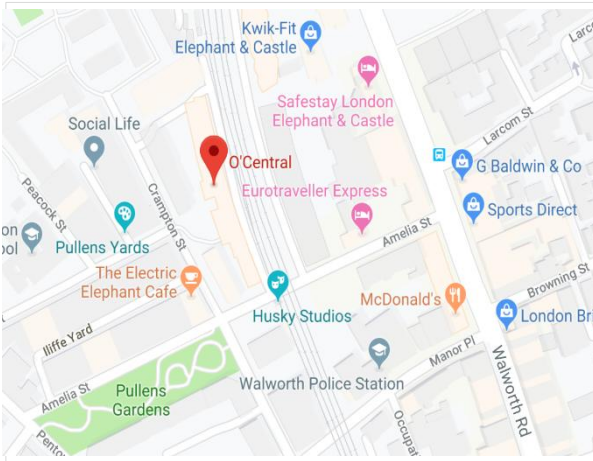
Location

The property is located close to the junctions with Crampton Street and Amelia Street, just off Walworth Road. Elephant & Castle has recently undergone a huge regeneration throughout the area to include a host of local amenities such as restaurants, bars cafes and other retailers close by.

Elephant & Castle mainline underground station (Bakerloo / Northern line) is within walking distance to include several bus routes to all destinations.

Description

Forming part of a large mixed use development and located just off Walworth Road, a studio style office on the ground and mezzanine floor with excellent natural light to include disabled W.C, open plan kitchen, carpeted throughout, uprighters and two secure underground parking spaces. There are additional parking spaces for visitors and an on-site porter.



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) are also within walking distance.

Office Specifications:

- ❖ Wood flooring throughout
- ❖ Gas central heating.
- ❖ Uplighters
- ❖ Disable W.C
- ❖ Open plan kitchen
- ❖ 2 x secure car park spaces

Service Charge.

Approximately £7,600 per annum including water and two secure car parking spaces

Rates

The Rateable Value for 2026/27 is £11,750. Therefore the rates payable is approximately £5,000 per annum.

EPC

Being processed.

Terms

A new FRI lease offered on terms by arrangement.

VAT

VAT is payable on the rent and service charge.

Rent

£ 24,000 per annum exclusive of all outgoings.

Further Details

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