

72-74 RYE LANE, PECKHAM, SE15 5DQ

TO LET ON NEW LEASE



SELF-CONTAINED SECOND AND THIRD FLOOR OFFICES

Approx: 445.08 SQ. M. (4,791 SQ. FT.)

RENT: £42,500 PER ANNUM EXCLUSIVE

Location

The property is situated on Rye Lane (A2215) between Elm Grove and Holly Grove, directly opposite Peckham Rye mainline railway station.

Description

The premises comprise self contained second and third floor offices accessed from Holly Grove.

Internally, the premises are currently partitioned to provide various office rooms, a kitchen, meeting rooms and a reception arranged over the second and third floors.

The premises have the benefit of suspended grid tiled ceilings with surface mounted strip lighting, perimeter trunking, comfort cooling and single glazed fixed metal casement windows.

Accommodation

The approximate net internal areas are as follows:

Second Floor 232.99 sq m (2,508 sq ft)

WC

Third Floor 212.09 sq m (2,283 sq ft)

WC

Total 445.08 sq m (4,791 sq ft) Approx.

Terms

The premises are available to let on a new full repairing and insuring lease on terms to be agreed.

Rent

£42,500 per annum exclusive.

Rates

The property is entered in the 2010 rating list with a rateable value of £40,250. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

Any prospective tenant must make their own enquires of the planning authority to ensure their proposed use is permissible prior to entering into any form of contract.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs.

VAT

Please note that VAT may be applicable.

Viewing

Strictly by prior arrangement with joint sole agents Hindwoods.

CG4148

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".