

24-32 MURDOCK STREET, LONDON, SE15 1LW

FOR SALE/TO LET

SIGNIFICANTLY REDUCED SALE PRICE



**THREE STOREY OFFICE BUILDING
WITH SECURE PARKING TO THE REAR
418.90 sq. m. (4,509 sq. ft.)**

Location

Murdock Street is situated to the north of the Old Kent Road (A2). The subject property is located on the east side of Murdock Street at its junction with Ruby Street.

The location therefore enjoys good road links to both Central London, Docklands and the Blackwall Tunnel/M25.

The nearest station is at South Bermondsey which links to London Bridge in a matter of minutes.

Description

The property was constructed in the mid 1990s and comprises a building arranged over ground, first and second floors with full height brick elevations under a pitched tiled roof.

The building benefits from a 13 person passenger lift, WC facilities at each level together with kitchen facilities and a number of partitioned office areas.

The office areas all have timber framed double glazed windows, surface mounted strip lights and are mostly carpeted.

A security alarm system is fitted and security bars are fitted to the ground floor windows.

The car park area to the rear of the building is surfaced and secured by gates at the main entrance.

Accommodation

The property has the following approximate net internal areas:

Ground Floor	132.29 sq. m. (1,424 sq. ft.)
First Floor	144.71 sq. m. (1,558 sq. ft.)
Second Floor	141.90 sq. m. (1,527 sq. ft.)
Total	418.90 sq. m. (4,509 sq. ft.)

Terms

Our client is willing to sell their freehold interest in the property with offers invited in the region of £495,000.

Alternatively a new lease for a term to be agreed is available at a rent of £45,000 per annum exclusive.

Rates

The property is entered in the 2010 rating list with a rateable value of £56,500. 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

The premises have most recently been used for offices. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Legal Costs

Both parties will be responsible for their own legal costs.

VAT

Please note that VAT will not be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods Hunter Payne.

CG4215

"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".