

Ground Floor B1 Office Unit Available below New Residential Development - 3094ft² (284.65m²)



**stephen &
matthews**

Felix Court, Warner Road, Camberwell, London SE5 9HQ

Location

The property is situated to the east side of Warner Road close to the Junction with Lowth Road Camberwell.

Description

The property forms part a five storey building comprising residential flats above and commercial premises. The premises are currently in shell condition ready for fitting-out.

Use Class

B1 Offices.

Area

We have been informed that the following approximate areas:

Ground Floor- 284.65m² (3094ft²).

Lease

The property is available on a new lease outside the act for a term of 10 years incorporating 5 yearly upward-only rent reviews.

Rent

£28,000.00 per annum exclusive plus VAT if applicable.

Rates

To be confirmed

Service Charge

To be confirmed

Legal Costs

Each party to bear their own.



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Stephen & Matthews have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Stephen & Matthews have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Stephen & Matthews is a limited company registered in England & Wales (company number 4856507) and the registered address is Leytonstone House, 3 Hanbury Drive London E11 1GA.

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