

FIELD & SONS

COMMERCIAL

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FLEXIBLE GROUND FLOOR COMMERCIAL E CLASS UNIT TO LET



39 QUEENS ROW, LONDON SE17 2PX
OVERALL APPROX. 860 SQ FT (79.89 SQM)

DESCRIPTION

Flexible E Class premises available within this refurbished former warehouse mixed commercial and residential development.

Self-contained characterful open plan space arranged on ground floor with prominent frontage and generous ceiling height.

LOCATION

Located just off the busy Walworth Road/Camberwell Road. The surrounding area is predominantly residential and there are numerous bus routes running along the Walworth Road, providing easy access to Elephant & Castle and onto to London Bridge or Waterloo.

USE

The property is E Use Classification, meaning it can be used for a number of purposes such as showroom, office, workshop, retail, medical and gym use.

39 QUEENS ROW, SE17

AMENITIES

- Exposed brick
- Generous ceiling height
- Good natural light
- Frontage
- Solid concrete floor
- W.C. and kitchen
- Flexible E Class Use

TERMS

The property is offered to let by way of a new lease on terms by negotiation.

RENT

£25,000 per annum, exclusive of all outgoings. The premises is not subject to VAT.

SERVICE CHARGE

To be confirmed

BUSINESS RATES

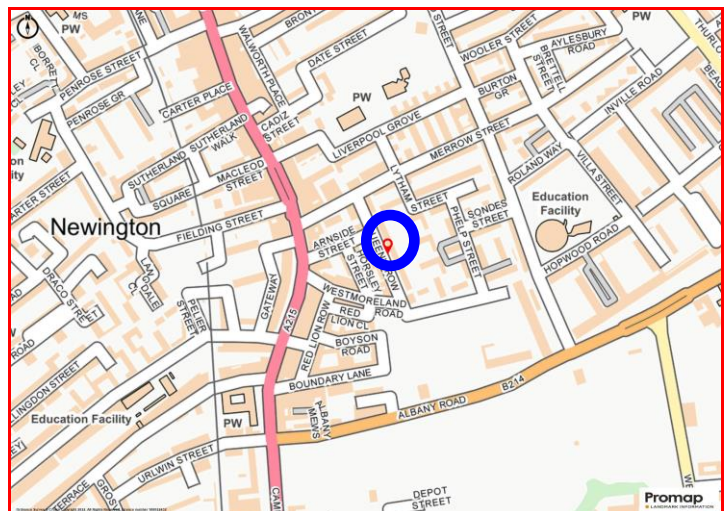
Approx. £6,238 payable for the year 2025/26 (the Rateable Value being £12,500).

ENERGY PERFORMANCE

EPC Asset Rating = 64 (Band C).



39 QUEENS ROW – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



Important Notice

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