



TO LET

1 Artichoke Mews
Artichoke Place
Camberwell
London
SE5 8TS

Workshop/Office Unit To Let





Location

The premises are situated on Artichoke Place just off Camberwell Church Street (A202). Camberwell Green is within walking distance which provides an excellent selection of local amenities including vibrant cafes, restaurants and bars.

Denmark Hill (Zone 2) railway station is in close proximity providing regular services into Central London and benefits from the East London line connecting east to west inner South London from Surrey Quays to Clapham Junction. The premises are also well served by local bus routes.

Description

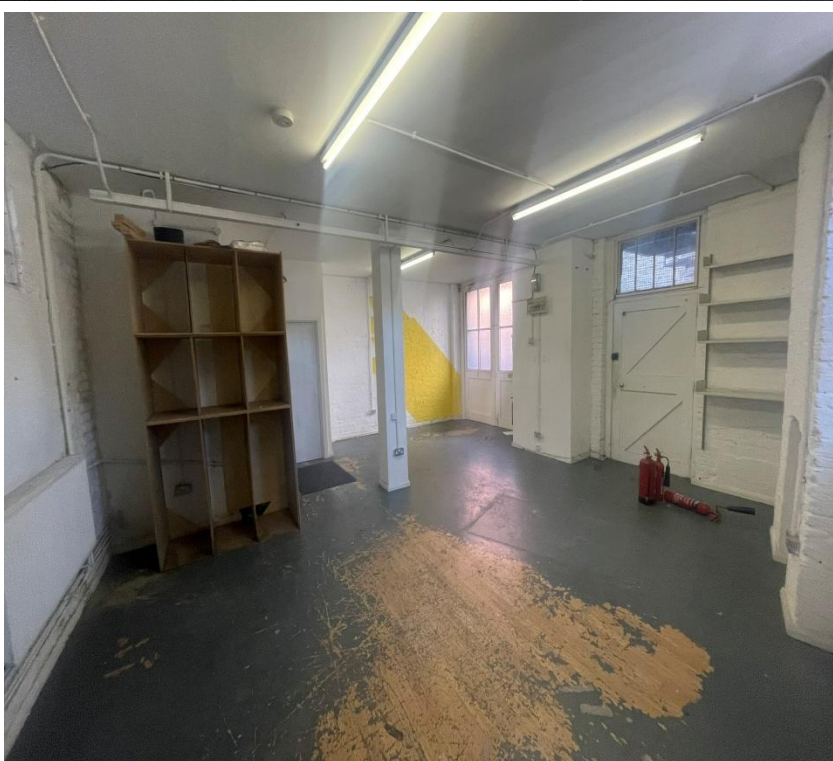
The property comprises a ground floor office/workshop unit featuring, wooden (painted) flooring, strip lighting, gas central heating, air-conditioning, smoke detectors, kitchenette, W/C facilities, and large double doors. The minimum clearance height 2.88m.

The main entrance is located immediately to the left of Camberwell Leisure Centre and is on an entry buzzer system, with 24-hour gated access and communal CCTV.

Accommodation

The premises afford the following approximate Net Internal Areas (NIA):

Unit 4:	38.55 sq m	415 sq ft
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Property Use

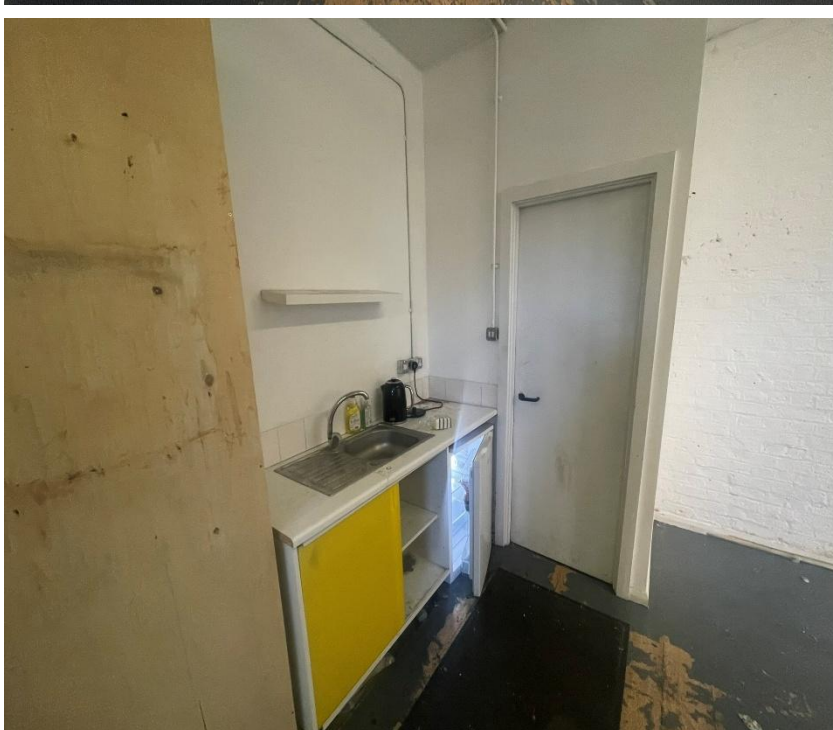
The property is believed to have E class use.

Rent

£12,000 Per Annum Exclusive.

Property Terms

The property is being offered on an effective full repairing and insuring lease on terms to be agreed, contracted outside the Landlord and Tenant 1954 Act.



Business Rates

The property has been entered into the 2023 rating, with a rateable value of £8,700. This will be reducing to £8,500 from 1st April 2026.

Service Charge

The current service charge is £2,075 per annum + VAT.

The service charge covers general maintenance and repairs to the estate, drain maintenance, communal electricity, compliance for estate e.g. FRA's, gate maintenance, water rates, window cleaning (exterior), CCTV, and building's insurance.

Internal maintenance and repairs, business rates, utilities, telephone, internet, and contents insurance are the direct responsibility of the tenant.

VAT

VAT will be applicable.

EPC

The property has an EPC rating of B (43).

<https://find-energy-certificate.service.gov.uk/energy-certificate/0924-0209-5305-8224-0010>

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

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