

FIELD & SONS

COMMERCIAL

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REFURBISHED, SELF CONTAINED E CLASS UNIT WITH FRONTAGE FOR SALE OR TO LET



**UNIT 2, 82-96 OLD KENT ROAD,
LONDON, SE1 4NX
APPROX. 1,578 SQ FT (146.60 SQ M)**

LOCATION

Prominently located on Old Kent Road very close to Bricklayers Arms roundabout, within walking distance of Elephant & Castle regeneration area and Old Kent Road area action plan, the surrounding area is undergoing a transformation. Tower Bridge Road, Bermondsey Street and London Bridge / Borough Market are also all a short distance providing a vibrant mix of residential and commercial accommodation together with a variety of restaurant, bar and retail outlets.

DESCRIPTION

The available premises is self-contained with full glazed frontage onto Old Kent Road.

Comprises open plan split level raised ground and lower ground floor areas with the lower ground benefitting for good ceiling height and natural light. The lower ground floor also provides a new kitchen and breakout space, separate office at the rear, W.C. shower and changing facilities plus storage.

The approximate floor area is 1,578 sq ft (146.60 sq m).

UNIT 2, 82-96 OLD KENT ROAD

AMENITIES

Recently fully refurbished in modern style, amenities include:

- Air conditioning
- Surface data & electric trunking
- Newly fully carpeted throughout
- Spot and recessed LED lighting
- New fully equipped kitchen with breakout
- W.C.
- Shower and changing room
- Bike racks
- Storage

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold from 2007.

Offers are sought in the region of £475,000.

OR

To let by way of a new flexible lease.

Rent £39,450 per annum, exclusive of all outgoing.

VAT is applicable to price and rent.

BUSINESS RATES

Approx. £14,471 payable for the year 2024/25 (the Rateable Value being £29,000).

SERVICE CHARGE

TBC

ENERGY PERFORMANCE

EPC Asset Rating = 57 (Band C).

FURTHER DETAILS

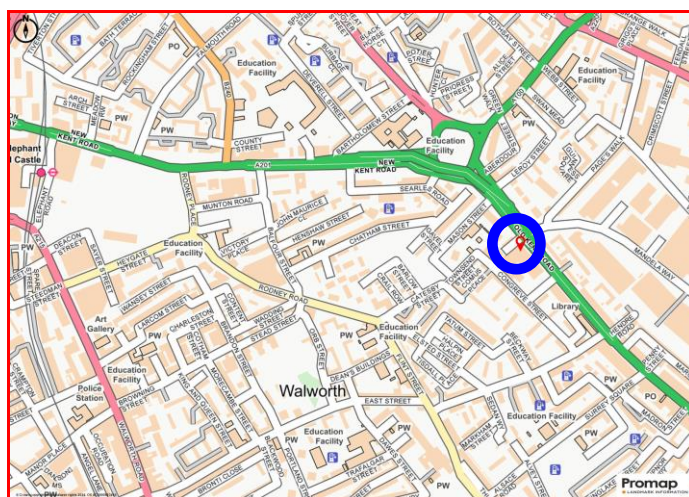
For further details please contact :

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UNIT 2, 82-96 OLD KENT ROAD – LOCATION PLAN



Important Notice

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