

# FIELD & SONS

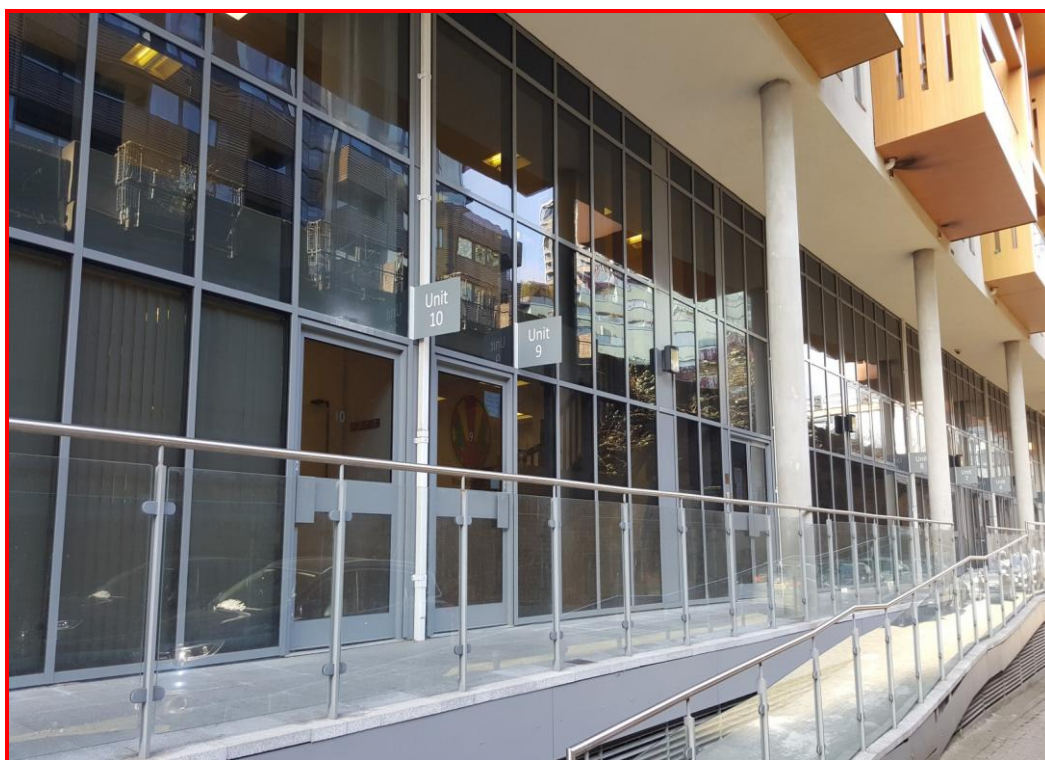
COMMERCIAL

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## MODERN OFFICE UNIT WITH PARKING TO LET



### UNIT 11 O-CENTRAL, 83 CRAMPTON STREET LONDON SE17 3BQ APPROX. 926 SQ FT (86 SQ M)

#### LOCATION

O-Central is located just off Walworth Road within walking distance of the transport hub at Elephant & Castle, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central and outer London. Kennington Underground station (Northern line) is also within a short walk.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

#### DESCRIPTION

Comprises a self-contained office unit within this modern mixed-use development, accessed via a paved pedestrian walkway from Amelia Street and also with access from the central landscaped courtyard.

Arranged over ground floor and mezzanine with double height fully glazed frontage. The upper level provides an open plan meeting or office space, whilst the ground floor is arranged as open plan office with a glass partitioned meeting room plus kitchen point and one w.c (disabled accessible).

The office is approx. 926 sq ft (86 sq m) and comes with 2 parking spaces in the underground car park.

# 11 O-CENTRAL, 83 CRAMPTON STREET, SE17

## AMENITIES

- Perimeter trunking
- Surface Cat. II lighting
- Glass partitioned meeting room
- Kitchen point and 1 W.C
- Concierge and CCTV on site
- Private mailbox in communal area
- 2 Parking spaces in underground gated car park

## TERMS

New lease on terms by arrangement.

## RENT

**£12,000 per annum, exclusive of all outgoings.**

VAT is applicable.

## BUSINESS RATES

The Rateable Value is £11,250 and therefore the base business rates payable for the year 2025/26 would be approx. £5,614. Qualifying occupiers would be eligible for small business relief with nil rates payable.

## SERVICE CHARGE

Currently approx.. £10,000 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 57 (Band C).

## FURTHER DETAILS

For further details please contact :

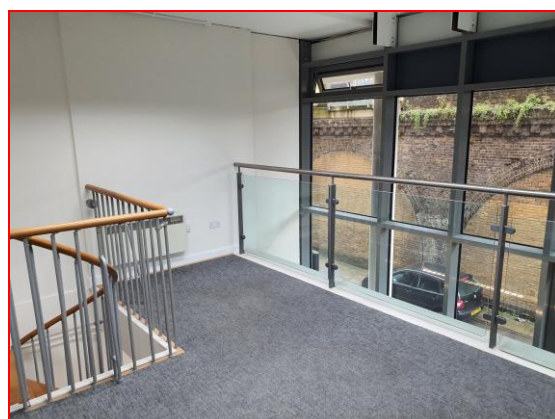
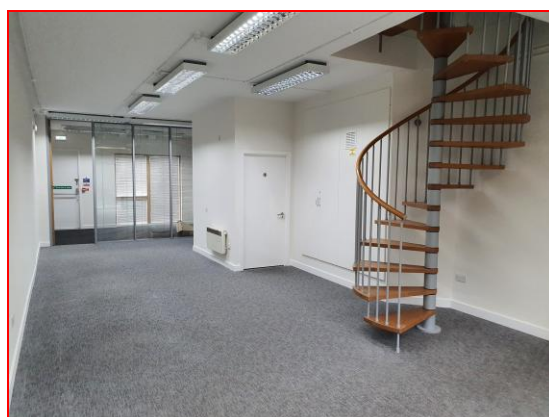
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## O-CENTRAL – LOCATION PLAN

