



Location

The premises are located within the Berkley Homes, Marine Wharf development in Surrey Quays.

The immediate surrounding area is predominantly residential, however there is a Tesco's Express, a Gym and a Café/bakers amongst others nearby.

There are good transport links to the area, with numerous bus routes serving the premises, along with Surrey Quays train station being 10 minutes away, providing direct access to London Terminals including Canada Water, London Bridge and Canary Wharf (via the Underground).

Description

The property currently comprises of a ground floor office, but having E class usage, would suit a range of uses. Please note however that the sale of hot food will not be permitted.

The space is well fitted, with AC, spotlights, 1 glass partitioned offices to the rear, along with a large cupboard/storage area, which may be suitable for siting a W.C.

There may be parking available by separate negotiation with the Superior landlord (Berkley Homes).

Rent

£25,000 per annum exclusive.

Business Rates

Business rates will need to be assessed after the premises has been split.

EPC

To Be Confirmed.

Property Size

The unit has been measured on a NIA basis and provides the following accommodation:

Office/retail area	75.26 sq m	810 sq ft
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Agents Note

The subject premises will form part of what is currently a larger space, with separation works taking place after a deal has been agreed and will have its own power and water supply.

Please note that the size quoted above, has a small element of flexibility and may be able to be slightly bigger or smaller.

VAT & Legal Costs

VAT is applicable.

Each party to bear their own legal costs incurred.

Property Terms/Tenure

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, inside the security of tenure of the Landlord & Tenant Act 1954.

Viewing

For further information please contact sole agents Hindwoods on 0208 858 9303.

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Mic

B205

Rotherhithe

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Rotherhithe

Canada Water

Stave Hill

Limehouse Reach

Westferry Road

A12

Greenland Dock

Tavern Quay

Lower Road

Grove Street

B206

New Road

South Bermondsey

Surrey Canal Road

B207

Evelyn Street

A200