

# FIELD & SONS

COMMERCIAL

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## PROMINENT CORNER RETURN FRONTAGE FLEXIBLE E CLASS UNIT TO LET



### 181 QUEEN'S ROAD, LONDON SE15 2ND 1,793 SQ FT (166.6 SQM)

#### LOCATION

Prominent high footfall self-contained corner return frontage retail unit, office E Class available on Queen's Road moments from Queens Road Peckham Station (Mainline, London Overground services).

Peckham has become an increasingly popular business and residential destination, with numerous development and regeneration schemes completed, under way or planned in the surrounding area.

Other nearby occupiers include, Tesco, Blackbird Bakery, Little Kudo and Southwark Council as well as various other retail, bar, restaurant and leisure facilities.

The property comprises a self-contained, refurbished ground and lower ground floor with attractive glazed corner frontage. The layout is predominantly open plan across both the ground and lower-ground levels, creating bright, flexible spaces suitable for a range of uses.]

Most recently occupied by an estate agency, the interior has been finished to a high standard. The ground floor features an open-plan reception area with a striking staircase leading to the lower ground. To the rear there is a generous office area with meeting room.

The lower ground floor offers an additional open-plan workspace, a second meeting room, a fully equipped kitchen, and excellent welfare facilities, including three WCs and a shower.

#### USE

Flexible Use Class E to include a wide variety of uses under Use Class E including retail, fitness and medical (subject to any necessary consents).

# 181 QUEEN'S ROAD, PECKHAM

## ACCOMMODATION

The approx. Net Internal Areas are:

Ground Floor:	1,081 sq ft (104 sqm)
Basement:	712 sq ft (66.2 sqm)
Total:	1,793 sq ft (146.9 sqm)

## AMENITIES

- Solid wood and carpeted floors
- Air conditioning, Heating and Cooling
- Combination of contemporary pendulum lighting, spotlights and feature lighting
- Two meeting rooms / separate rooms
- Extensive kitchen
- 3 W.C's and 1 Shower
- Alarm
- Electric security shutters

## TERMS

New lease on terms by arrangement.

## RENT

£65,000 per annum, exclusive of all other outgoings.

VAT applicable.

## SERVICE CHARGE

To be advised

## BUSINESS RATES

£6,664 payable for the year 2026/27 (Ratable value is £14,500).

## ENERGY PERFORMANCE

To be assessed.



### Important Notice

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## 181 QUEENS ROAD – LOCATION PLAN

