

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

SECOND FLOOR OFFICE PREMISES **TO LET**

LOCATED IN THE HEART OF PECKHAM, SELF-CONTAINED AND SPLIT INTO
INDIVIDUAL ROOMS

RYE LANE PECKHAM

LOCATION

The property is situated in the heart of the main commercial area of Rye Lane Peckham fronting Rye Lane itself and within easy walking distance of Rye Lane Station with a number of public car parks in close proximity. The property itself is easily accessible by car and a number of transportation media.



DESCRIPTION

Approached through a side door and common stairs and landing the accommodation is fully self-contained on the second floor and arranged as individual offices with a kitchen area, WC's and extensive storage in the large loft room.

ACCOMMODATION

Ground Floor

Entrance hall and stairs to

First Floor

Self-contained access to

Second Floor

(rooms are numbered starting from the first room on the right as one enters the suite progressing anti-clockwise)

Room 1 (rear)	228 ft ²	21.18m ²
Room 2 (centre)	227 ft ²	21.08m ²
Room 3 (front right)	183 ft ²	17.00m ²
Room 4 (front centre)	50 ft ²	4.64m ²
Room 5 (front right)	183 ft ²	17.00m ²
Room 6 (centre left)	81 ft ²	7.52m ²
Room 7 (centre left)	95 ft ²	8.82m ²
Male & Female WC's		
Total	1045 ft ²	97.08m ²

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is available on a new lease for a period of one year on an internal repairing basis

USE/PLANNING

We understand the property currently falls within class B1 (Offices) of the Current Town and Country (Use Classes) Order. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£12,500 (twelve thousand, five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.