

**REFURBISHED 1ST FLOOR OFFICE
IN WALWORTH, LONDON, SE17
FLEXIBLE TERMS OFFERED
(HALF RENT FOR THE FIRST YEAR)**

Tel: 07885 912 982

**RECENTLY REFURBISHED
FIRST FLOOR
STUDIO STYLE OFFICE**

**APPROX. 715 SQ FT
(66 SQM)**

**EXCELLENT
SPECIFICATIONS**

24 HR CONCIERGE

**CLOSE TO ALL
AMENITIES**

ONLY £22 PER SQ FT



**UNIT 17, O CENTRAL,
83, CRAMPTON STREET, LONDON, SE17 3BF**

**AVAILABLE NOW
RENT - £16,000 PER ANNUM**

FIRST FLOOR

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Forming part of a large mixed use development and located just off Walworth Road, a studio style office on the first floor with excellent natural light to include own W.C, open plan kitchen, separate server room, private meeting room and visitors parking. The office also benefits from an air filtration system and 24 hr concierge with CCTV throughout the development. All local amenities are located just a few minutes away on Walworth Road.

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



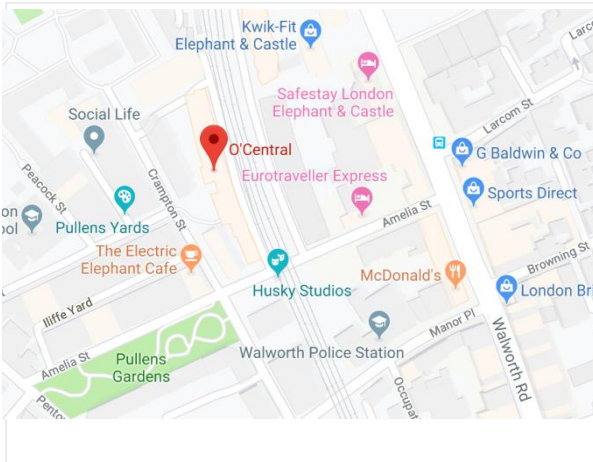
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Location

The property is located close to the junction with Amelia Street and within easy walking distance to Walworth Road where all the usual amenities can be found.

Elephant & Castle mainline and underground station (Bakerloo & Northern lines) and Kennington (Northern line) are also within walking distance.

London Bridge – 2 stops
Kings Cross – 3 stops
Blackfriars – 5 stops

Office Specifications:

- ❖ Open plan office
- ❖ Category 5E cabling
- ❖ Open plan kitchen
- ❖ Air-filtration system
- ❖ Raised floors
- ❖ Kitchen
- ❖ Separate server room
- ❖ Meeting room
- ❖ Visitors parking
- ❖ 24 hr concierge
- ❖ CCTV

Service Charge.

Approximately £3,800 per annum including water.

EPC

EPC Asset Rating = C 64.

Terms

A new lease offered for a minimum term of two years.

VAT

VAT is payable on the rent and service charge.

Rent

£ 16,000 per annum exclusive of all outgoings. Half rent for the first year subject to a minimum term of 3 years.

Rates

To be re-assessed

Further Details

Ian Lim
Lim Commercial
E: ian@limcommercial.com
Tel: 07885 912 982
www.limcommercial.com