

OFFICE FOR SALE

1,032 SQ FT (96 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



OFFICE UNIT, 45 URLWIN STREET, LONDON, SE5 0NF

LOCATION:

The unit is located off Camberwell Road, which leads into Walworth Rd and connects Camberwell Green and Elephant and Castle. The Walworth Rd contains a vibrant mix of retail operations with national retailers as well as independents, providing strong local amenities. Oval and Kennington tube stations provide good access to local transport located 0.9 and 0.8 miles away, respectively.

DESCRIPTION:

The unit is found within a new build property with a basic fit out. The property is currently being used as an artist's studio. Found on the ground floor, the unit has large windows at the front of the property, a W.C and small kitchenette installed. The unit is now vacant and in its shell condition and will be sold on vacant possession.





SIZE: 1,032 Sq Ft (96 Sq M)



SALE PRICE: £350,000
Long Leasehold



COSTS:

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.

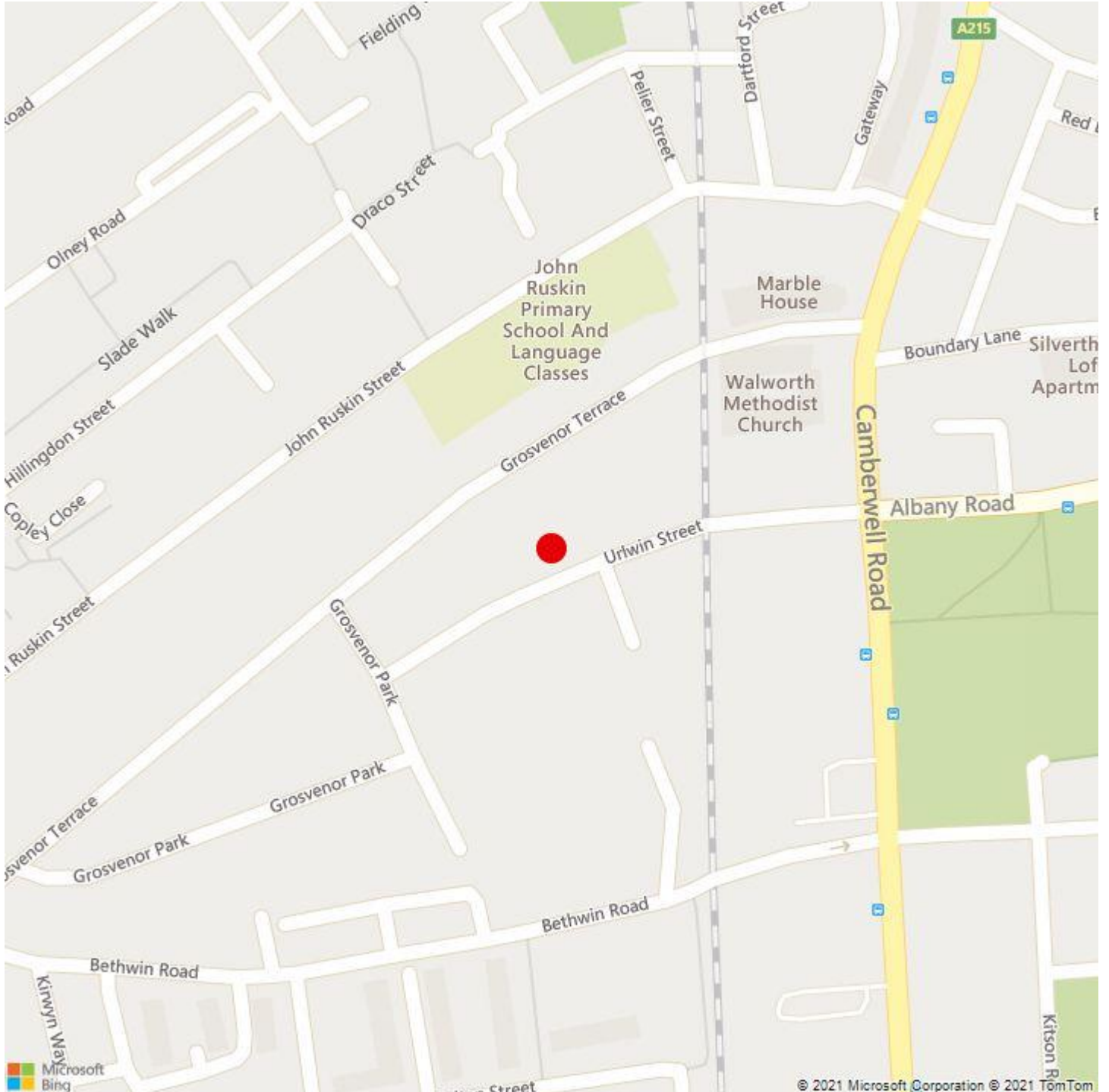


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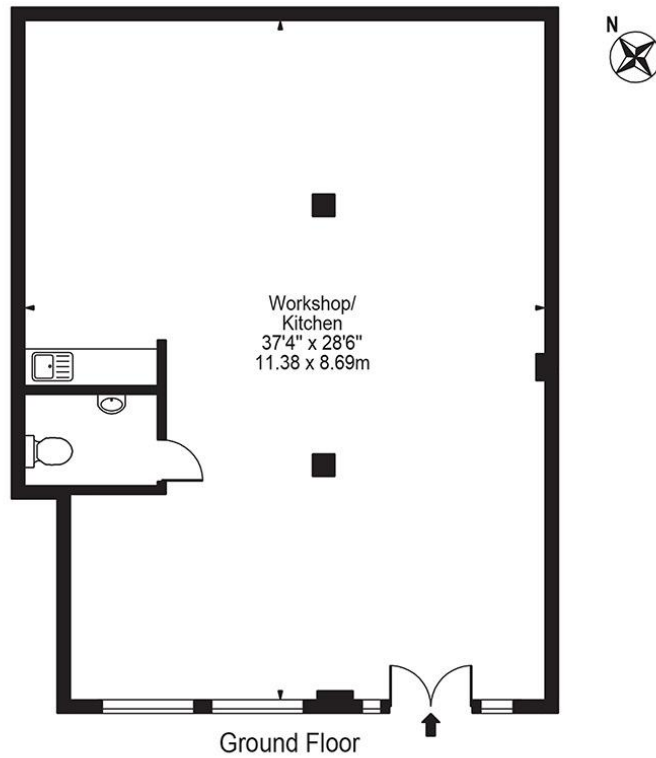
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Urlwin Street Walworth, SE5 0NF
Approx. Gross Internal Area 1032 Sq Ft - 95.88 Sq M



For Illustration Purposes Only - Scale 1:100 at A4 - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.