



TO LET

5 Artichoke Mews  
Artichoke Place  
Camberwell  
London  
SE5 8TS

Workshop/Office Unit To Let





## Location

The premises are situated on Artichoke Place just off Camberwell Church Street (A202). Camberwell Green is within walking distance which provides an excellent selection of local amenities including vibrant cafes, restaurants and bars.

Denmark Hill (Zone 2) railway station is in close proximity providing regular services into Central London and benefits from the East London line connecting east to west inner South London from Surrey Quays to Clapham Junction. The premises are also well served by local bus routes.

## Description

The property comprises a ground floor office/workshop unit fitted to an excellent specification with vinyl flooring, exposed brickwork walls with traditional character chimneys, and large double doors. The unit further benefit from a separate office/storage cupboard, smoke alarms, single phase electricity supply, gas central heating, Cat 2 lighting, and W/C facilities. The minimum clearance height 2.98m.

The main entrance is located immediately to the left of Camberwell Leisure Centre and is on an entry buzzer system, with 24-hour gated access and communal CCTV.

## Accommodation

The premises afford the following approximate Net Internal Areas (NIA):

**Unit 5:                      62.69 sq m      675 sq ft**

## Property Use

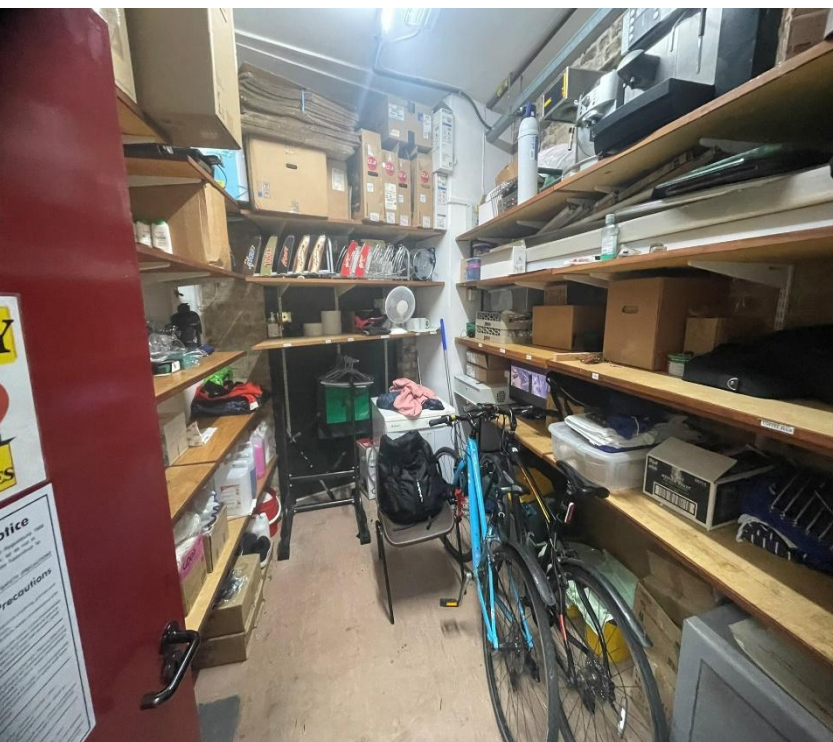
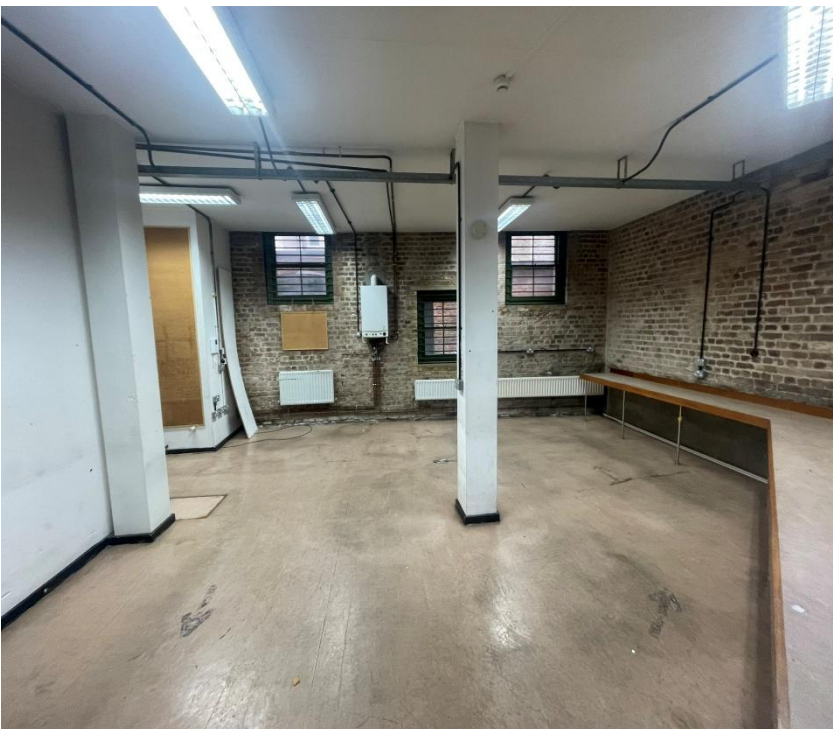
The property is believed to have E class use.

## Rent

£19,000 Per Annum Exclusive.

## Property Terms

The property is being offered on an effective full repairing and insuring lease on terms to be agreed, contracted outside the Landlord and Tenant 1954 Act.



## Business Rates

The rates are being reassessed. Interested parties should make their own enquires of the local authority.

## Service Charge

The current service charge is £3,360 per annum + VAT.

The service charge covers general maintenance and repairs to the estate, drain maintenance, communal electricity, compliance for estate e.g. FRA's, gate maintenance, water rates, window cleaning (exterior), CCTV, and building's insurance.

Internal maintenance and repairs, business rates, utilities, telephone, internet, and contents insurance are the direct responsibility of the tenant.

## VAT

VAT will be applicable.

## EPC

The property has an EPC rating of D (92).

<https://find-energy-certificate.service.gov.uk/energy-certificate/5104-8937-9002-1795-0606>

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

**Charlene Nicholls**

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