



TO LET  
Manor House  
3rd Floor, 224-236 Walworth Road  
London  
SE17 1JE

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Office with 2 parking spaces  
Approx 3,526 Sq. Ft.



## Location

The property is situated on the northern end of Walworth Road (A215) within a busy parade of retail units. Neighbouring occupiers include, Tesco Express, Boots, McDonalds, Costa, and Morrisons along with a vibrant mix of independent retailers, cafes, and bars driving footfall to the area.

Kennington Station (0.7 miles) Elephant and Castle station (0.8 miles) are located nearby providing regular services into Central London. Numerous buses also serve the locality.

## Description

The premises is comprised of an office unit located on the 3rd floor of an office block.

The unit benefits from good natural light, gas central heating, phone entry system, fire alarm system, security shutter, kitchen, communal WCs, separate passenger, and service lifts, and 2 allocated car parking spaces. The main entrance is communal and features a key code entry system.

## Accommodation

The property has the following approximate net internal areas:

**Total accommodation 327.54 sq m (3,526 sq ft)**

## Planning

The property currently benefits from B1c/E Use Class.

## Rent

£60,000 per annum exclusive.

## Service Charge

Available on request.

## Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed, contracted outside the provisions of the 1954 Landlord and Tenant Act.

## Business Rates

The property has been entered into the 2023 rating list with a rateable value of £35,500.

## Legal Costs

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

## VAT & EPC

VAT is not applicable. A new EPC has been commissioned.

## Viewing

Further Information or to arrange a viewing please contact sole agents Hindwoods on 0208 858 9303.

Charlene Nicholls: [c.nicholls@hindwoods.co.uk](mailto:c.nicholls@hindwoods.co.uk)





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