

TO LET/MAY SELL

SELF CONTAINED OFFICE, ELEPHANT & CASTLE

**GRAHAM
SIBBALD**



69 — 71 Newington Causeway, London, SE1 6BD

- Self-contained
- Arranged over ground and first
- Well-connected location in Elephant & Castle
- Kitchen
- W.Cs
- NIA 1,255 sq ft approx.

LOCATION

Located on the east side of Newington Causeway within a short walking distance of Elephant and Castle Underground Station (Northern and Bakerloo Line) as well as the mainline rail (Thameslink). Newington Causeway is serviced by several bus routes which run regularly and frequently. There is a good mix of residential commercial and leisure occupiers within the locality. Elephant and Castle is currently undergoing a multi-billion pound regeneration project.

DESCRIPTION

The property is accessed from the street via an external pedestrian entrance into a courtyard the subject is situated to the rear of the street facing 69-71 Newington Causeway building in a separate building. The property is a self-contained unit arranged over ground and first floors and benefits from a reception room, kitchen and w.c. facilities. The building benefits from planning Use class E (Office).

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

Areas	Sq M	Sq Ft
Ground Floor	55	589
First Floor	62	666
Total	117	1,255

RATEABLE VALUE

This property has a rateable value of £38,250

Uniform Business Rate: 0.512p in the £

Estimated rates payable: £19,584 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

TENURE

A new FRI lease is available.

Alternatively, the property may be available For Sale with offers invited for the freehold.

QUOTING RENT

£28,000 (£22.50 per sq ft) per annum exclusive.

EPC

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COSTS + VAT

VAT is payable in addition to rent. Each party to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: January 2024