

Office – Carlisle Lane

1st floor office, Archbishops Park, Carlisle Lane, SE1 7LG



To Let

First Floor Office

Reece Andrade

Surveyor
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Ralph Smart

Associate Director
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Description

The property is the first floor only of the former grounds keeper's accommodation for Archbishops Park. The accommodation comprises of 3 rooms, a storage cupboard and a WC with shower. It is situated between Vauxhall and Waterloo on Carlisle Lane, with Archbishop's Park adjacent to the west.

Lambeth North Underground station (Bakerloo) is 0.5km to the north-east of the property and there are several bus routes that run nearby.

Accommodation	Sq M	Sq Ft
First floor	45	484

Areas quoted are approximate.

Specification

- Kitchenette
- WC Facilities
- Shower



Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be let as seen.

The lease will be contracted outside of Sections 24 and 28 of the Landlord and Tenant Act 1954.

Planning Consent

The property has consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

£25,000 Per Annum Exclusive

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

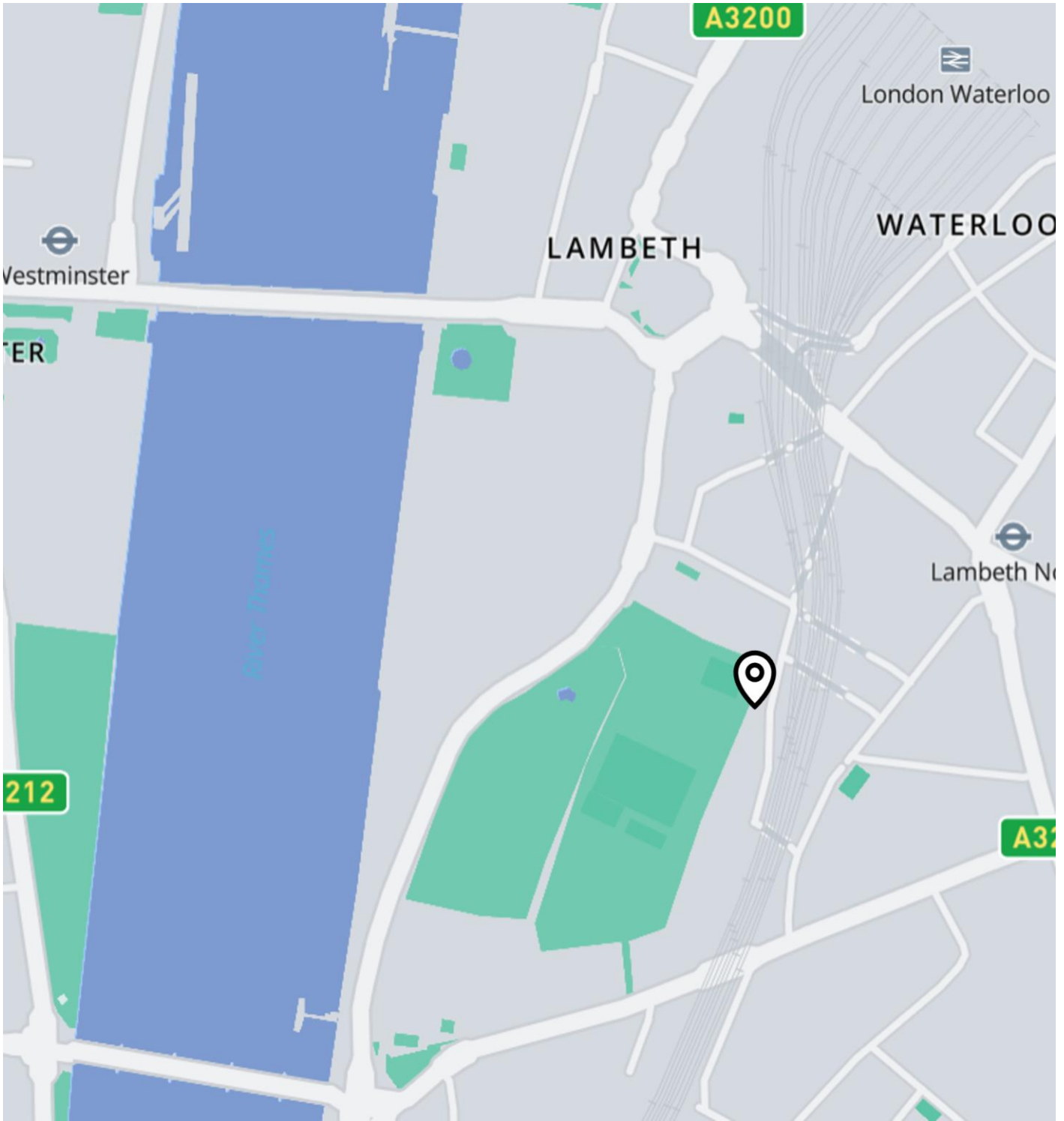
Interested parties should undertake their own due diligence to confirm rates due.

EPC

The property's rating is D(77), valid until August 2028.
A certificate can be made available on request.

Costs

The incoming tenant shall be required to pay the landlord's legal fees.



Agent Details

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Ralph Smart

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For further information or if you wish to view, please do not hesitate to contact:

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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