

Castle Works, 21 St Georges Road, London SE1

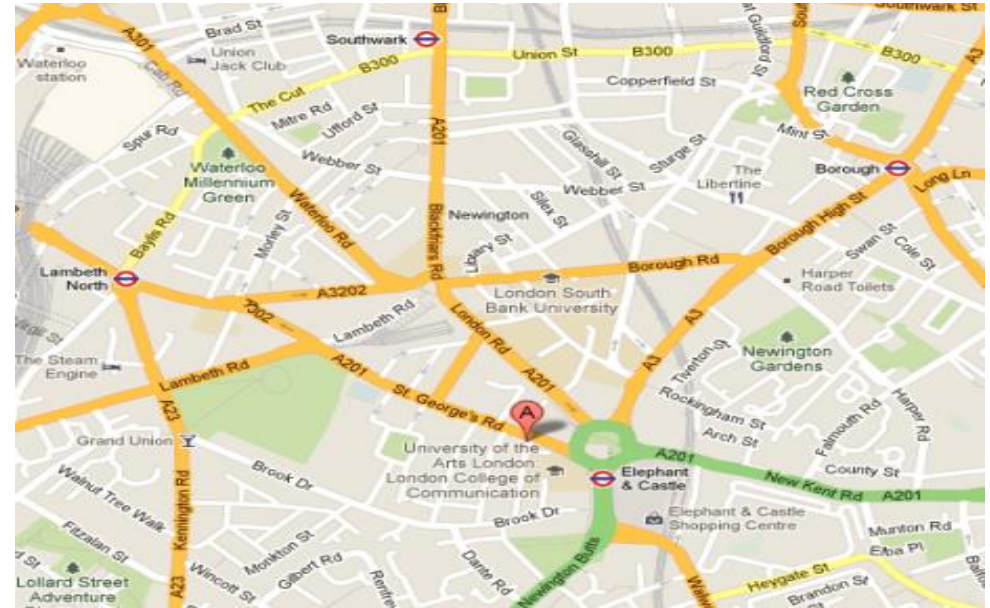
*** Offices Available to Let ***
350 To Let



LOCATION

The property is located on the south side of St George's Road, at its junction with Oswin Street. Elephant & Castle Underground Station is located less than 60 metres away and the property is conveniently located for access to Waterloo Mainline and Underground Stations. There are numerous shops, bars and cafes in the surrounding area.

MAP



CONTACT US

By appointment through sole agents:

BBG Real Estate Advisers

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DESCRIPTION

The available accommodation comprises the mezzanine floor of this multi-let office building. The space benefits from wooden parquet flooring, central heating and has a kitchenette in situ.

AVAILABILITY

Floor	Sq Ft	Sq M
Mezzanine	350	32.5

AMENITIES

- Wooden parquet flooring
- LG7 Lighting
- Suspended ceilings
- Newly fitted kitchen
- Central heating
- Perimeter trunking
- Excellent natural light
- Bike storage

TERMS: A new lease is available direct from the landlord to be contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

RENT: £35.00 per sq ft per annum

RATES: £10.91 per sq ft (estimated)

S/CHARGE: TBC, guiding £3.50 per sq ft

EPC: Full EPC available on request

FLOORPLAN - Mezz



*Indicative plan. Not to scale



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Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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