

USP.

225 Coldharbour Lane,
London, SW9 8RR

E Class Commercial Unit To Rent

1,744 SQ FT

Available immediately

usp.london
020 3757 7777

Accommodation

Floor	Availability	Area (sq ft)	Rent (pa)
Ground	Available	1,744	£40,000.00
TOTAL		1,744	

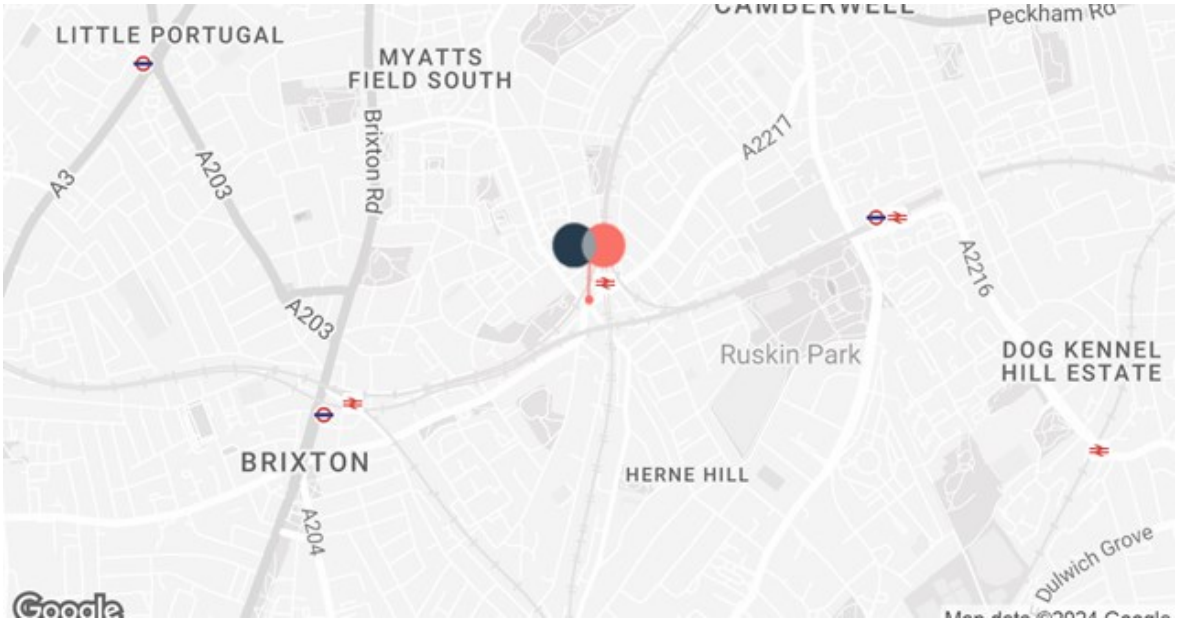
Amenities

Prominent frontage	Excellent transport links
Self contained	Suitable for various users
E Class	Currently fitted as offices
Partitioned meeting rooms	Kitchenette
Character building	Own front door





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Description

Flexible E Class unit in desirable location available now

This property comprises a ground floor commercial unit located a short walk from Loughborough Junction station. It is self contained and was previously used a pathway academy.

It is currently fitted as offices and split into various meeting rooms and open plan space.

Other uses would also be considered, subject to use and any planning requirements.

Conveniently located close to Loughborough Junction railway station on the Thameslink line, 225 Coldharbour Lane provides good accessibility into Central London via Blackfriars station.

Various bus routes also service the area with direct links to London Bridge.

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Further Information

A new lease is available direct from the landlord.

Rent	Service Charge
£40,000pa	TBC
Rates	EPC
RV: £38,250	65 C

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 21/11/2024