

**“TO LET”**  
**OFFICE/STUDIO PREMISES OF 2579 SQ. FT. (239.68 M<sup>2</sup>)**

**PARKHALL BUSINESS CENTRE,**  
**40 MARTELL ROAD, LONDON, SE21 8EN.**



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Galloways Commercial

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London, SE24 9BH  
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Commercial Sales & Lettings  
Land Agents  
Commercial Property Consultants  
Commercial Property Management  
Development Consultants  
Investment Agency

Penbarth Property Ltd.  
Trading as Galloways Commercial  
Registered Office: 16 Norwood  
Road  
Herne Hill, London, SE24 9BH  
Registered Number 1614242

### Location:

The Parkhall Business Centre is located to the rear of Martell Road, with another entrance on Park Hall Road. The Centre can be accessed easily from the South Circular A205, leading onto South Croxted Road A2199.

West Dulwich, West Norwood and Tulse Hill train stations are in close proximity of the Parkhall Centre, with many bus routes passing through the area and Brixton underground station less than 3 miles away.

Situated on the border of West Norwood and West Dulwich, this location benefits from the improvements and regeneration of West Norwood and the already well established area of West Dulwich.



### Description:

Formally a PYE Electronics Factory, Parkhall Business Centre has been renovated to the highest specifications to reflect the demand for modern and unique spaces to accommodate its creative occupiers. It is more than just a space to rent - it is designed around the ethos of creating a thriving business community within the Centre and the local community. There is an onsite Café and Club Workspace with availability for co-working memberships.

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### Unit Description:

The self-contained unit is situated in the centre of the business centre and forms part of the one storey units. Access is via double doors leading to open ground floor space and a staircase leading to an internal mezzanine floor. The unit benefits from:

- Natural light from both sides of the office
- High end finish with new lights, flooring and galvanised trunking
- Telephony & Data ready
- Male & Female WCs (with DDA access)
- Gas Fired Central Heating
- 3 Phase power supply



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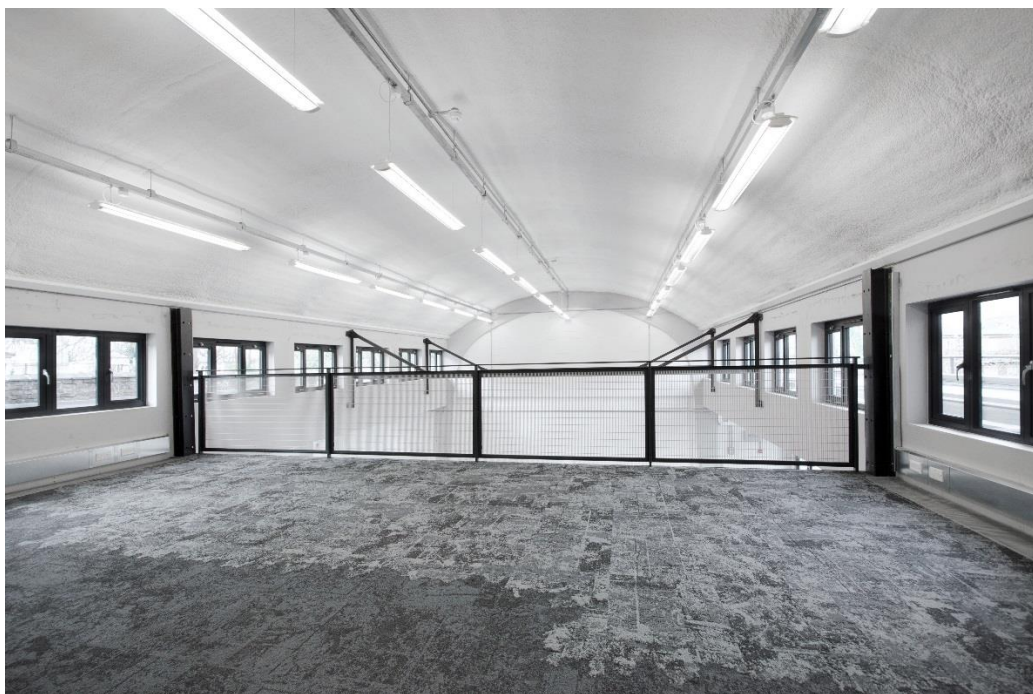
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Accommodation	2,579 sq.ft.	Terms	Lease outside the 1954 Landlord & Tenant Act
Asking Rent	£63,480.00 PA	Length of Lease	3-year lease
Price PCM	£5,290.00	Break Clause	N/A
Rateable Value	TBC	Additional Info	3 months deposit; rent payable monthly in advance; annual 5% increase

*N.B. All utilities and business rates are tenant's responsibility.*

*Telecommunications & Data provision only available by nominated supplier.*



**Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

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