



- Self-contained office unit to let
- Measuring c. 1,175 sqft
- Situated on the first floor of a multi-let building
- Located in Vanbrugh Park, SE3
- Guide - £25,000 PA

DESCRIPTION

The subject office (B1) unit is arranged over the entirety of the first floor, situated in a multi-let commercial property. Accessed via a set of stairs from the ground floor, the accommodation is self-contained and measures c. 1,175 sqft. The space is quadruple aspect and therefore benefits from plenty of natural light through double glazed windows, with direct views of the O2. The office also provides: air-conditioning, glass partitioned meeting/board room, demised toilet & fully fit kitchen, fob & entry-phone system, underfloor & perimeter trunking and is fully alarmed. One car parking space will be provided with the unit directly outside the building. Additional car parking spaces may be available by separate arrangement.

BUSINESS RATES

According to the summary valuation effective 1st April 2018, the subject properties rateable value is £8,400. Rates payable are therefore expected to be in the region of £3,900 per annum for the period 2017/2018, however, interested parties are advised to make their own enquiries with the [Valuation Office Agency](#) in this regard.

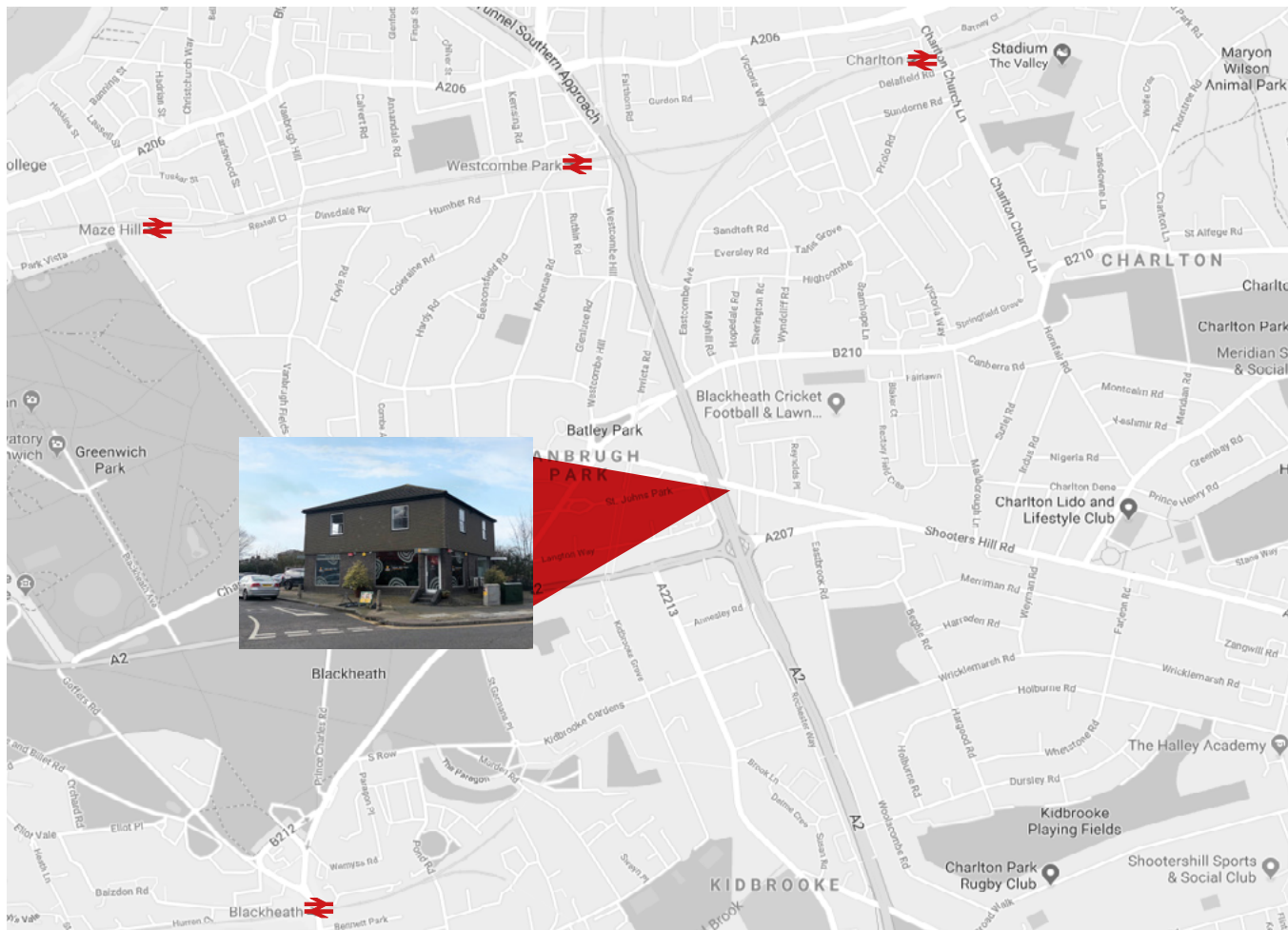
Handcock House, 2 Delacourt Road, London SE3 8XA
Office measuring c. 1,175 sqft to let in SE3

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Floorplan - First Floor





LOCATION

Situated on the corner of Delacourt Road and Old Dover Road (B211), the property is well-located in Vanbrugh Park between Blackheath and Westcombe Park. Shooters Hill Road (A207) adjoins Old Dover Road (B211) which runs above the A102 Blackwall Tunnel Southern Approach, close to the Sun in the Sands Roundabout. This enables access to the A2, A102 and A207 with ease. In terms of public transport, Westcombe Park Railway Station sits 0.7 miles away connecting to the Southeastern Line, and Blackheath and Charlton Stations 1 mile away connecting to the Thameslink Line. Numerous local bus routes stop within the immediate vicinity.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

FURTHER INFORMATION

Further information including a floorplan and additional internal pictures are available upon request.

EPC

The property sits within band D. A copy of the EPC is available upon request.

TERMS

Guiding £25,000 per annum for a new Fully Repairing and Insuring (FRI) lease, on terms to be agreed. We understand VAT is not applicable in this transaction.

VIEWINGS

Internal viewings are strictly by prior appointment with sole letting agents, Acorn Commercial & Development on 020 7089 6555 or commercial@acorn.ltd.uk



For more information contact:
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