

B1 OFFICE FOR SALE/TO LET

19 YEOMAN STREET, LONDON, SE8 5DT

4,338 SQ. FT (403.01 SQ.M) approx



Location

The development lies approximately 500m from Surrey Quays London Overground station and 800m from Canada Water Station, whilst the Retail Park and Southwark Park with its Athletics Centre are close by. Bus routes and 'Tesco Extra' are literally 'around the corner.' Greenland Dock, with its leisure faculties and Marina lies just to the North and Brentwood Park Retail Park is also nearby. A short drive accesses the A200, which connects to the A2 at Deptford Bridge and runs to Tower Bridge a couple of miles to the West, whilst the O2 Arena is situated on the other side of the Canary Wharf peninsular.

The site is also on the periphery of Canada Water which is expected to deliver 3,000 new homes and approximately two million sq ft of retail, leisure, entertainment and community space.

Description

Comprises a ground floor corner B1 office unit with superb frontage within this new build mainly residential scheme.

The unit will be offered in shell and core condition with full floor to ceiling glazing. The unit benefits from superb natural light and good ceiling height of approximately 3 metres. The unit will be available for occupation in December 2019.

Accommodation

(All measurements are approximate)

The approximate gross internal area of the ground floor unit is **4,338 sq. ft. (403.01) sq. m.**

The unit can also be subdivided to create two smaller units.

Lease

New 999 year long leasehold interest subject to a peppercorn rent.

New full repairing and insuring lease is available upon terms to be agreed.

Sale/Rental Pricing

Offers in excess of **£1,000,000** for the long leasehold interest.

Rental upon application.

VAT is payable on the rental and sale prices.

Business Rates

All interested parties are advised to confirm the current rates payable with the local authority.

Service Charge

The service charge is anticipated to be in the region of £935.13 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing:

All enquiries to be made to joint sole agents:

Currell Commercial Ltd.

Beverley Hedge – 020 7704 7514

b.hedge@currell.com

Jon Morell – 020 7096 2785

j.morell@currell.com

Dean Marks – 020 7096 2780

d.marks@currell.com

Kalmars Commercial:

Tel: 020 7403 0600

For more information on our properties please visit our website – www.currell.com/commercial

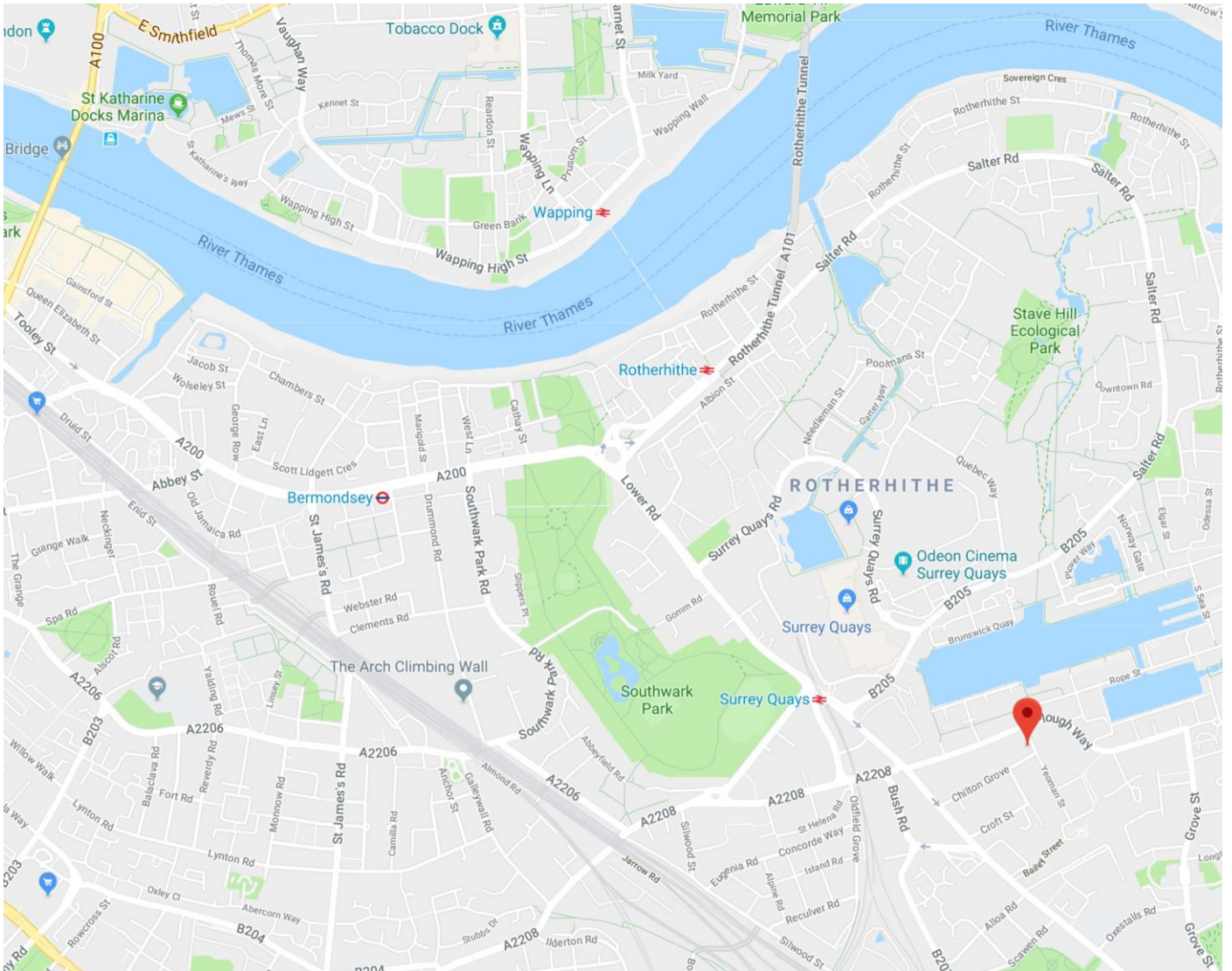
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MAP



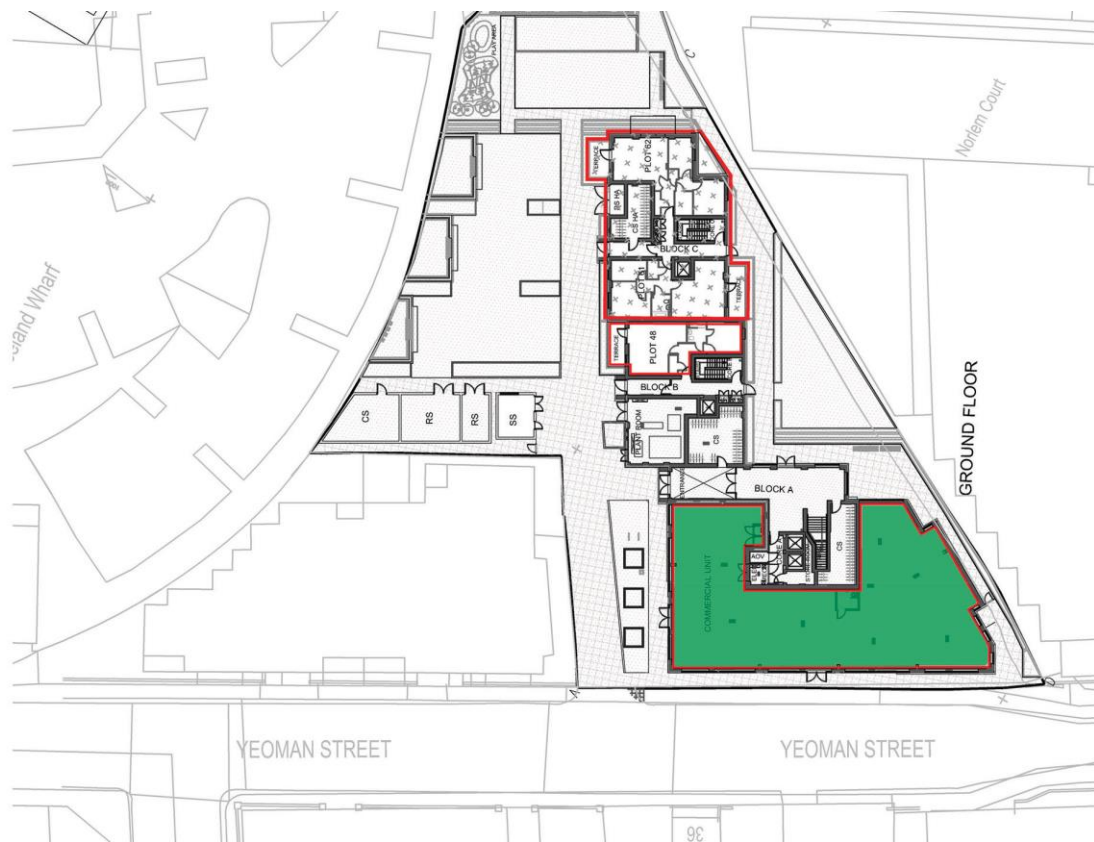
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DEVELOPMENT GROUND FLOOR SITE PLAN

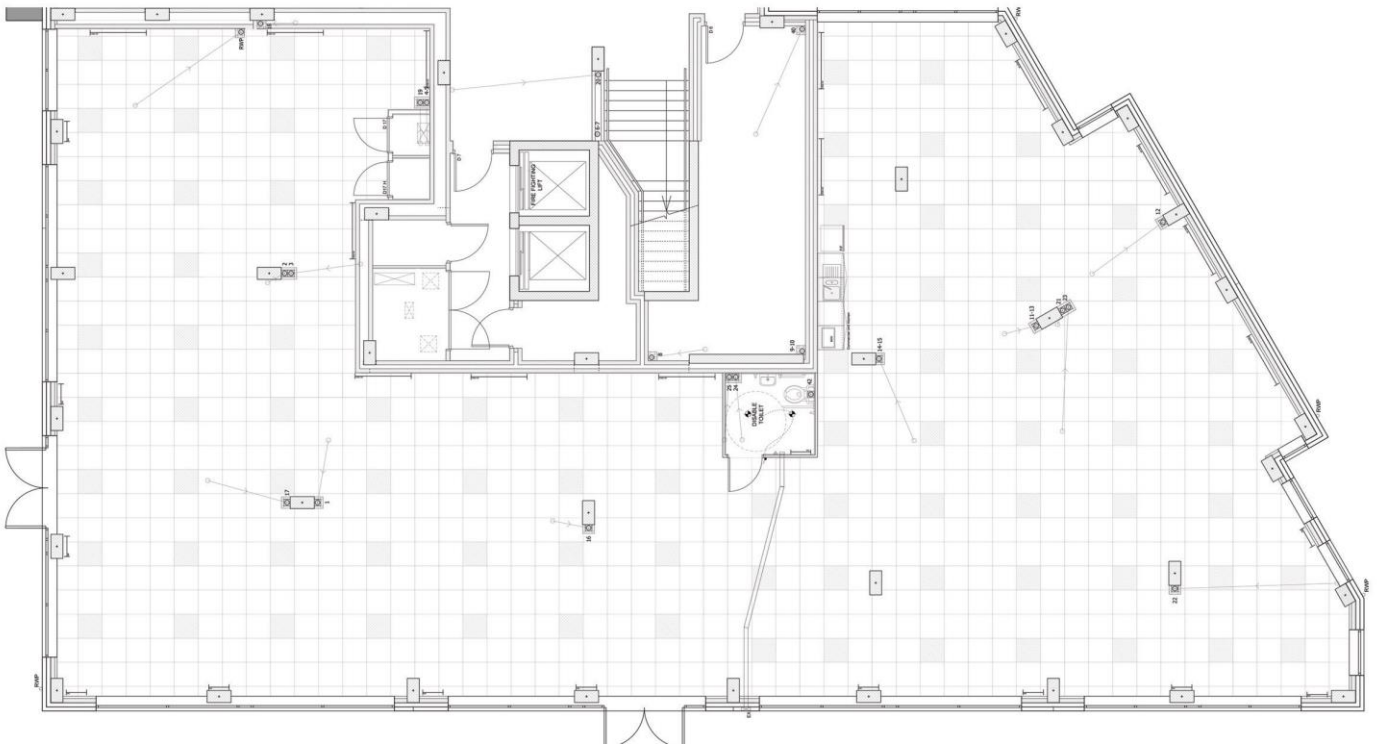


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FLOOR PLAN



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