

Malcolm Martin

To Let – Unit 4F

**Available immediately a rarely available ground floor unit
Vanguard Court, rear of 36-38 Peckham Road
Camberwell, London SE5 8QT**

Rent £3,000 pcm

This is a light, airy unit with east-facing / opening window, main and secondary door. It has good natural daylight within a large open spaced ground floor with stairs to a single upper level. The space would be suitable for a tenant with multiple staff, multiple joint tenants or a tenant sharing with others under licence agreements.



Size	Approximately 90.67 sq m (976 sq ft) of space with additional 1 st floor ancillary space of 41.34 sq m (445 sq ft)
Rent	£3,000 pcm exclusive of buildings insurance and service charge.
Deposit	Two month's rent, £6,000
Utility Bills	The tenant will be responsible for paying water rates and electricity bills. There is no gas to the premises.
Broadband	Fibre optic broadband available at various speeds, please ask for further information
Business Rates	The tenant will be responsible for paying rates. The premises appear in the Government's Valuation Office Agency online register with a current Rateable Value (RV) of £15,500. Interested parties should contact the local authority, Southwark, to confirm the actual rates payable.

Lease Length

occupation is offered (at tenant's choice) either:

- by way of a Tenancy-at-Will; or
- by way of a Six-Year Fixed Term Lease.

A Tenancy-at-Will is a tenancy that only continues as long as both landlord and tenant will it to continue. Consequently, there is no 'notice period' and the tenant may leave, or be required to leave, at any time without any notice needing to be given. Further details on request.

A Six-Year Fixed Term Lease is a lease for that fixed period. The landlord may not terminate it before its end (unless the tenant is in breach of its conditions) and, if the tenant wishes to leave, he or she needs to find an alternative, acceptable tenant, to take over the lease.

Rent Increases

Rent is either reviewable every three years to open market value or to increase by 5% every year (at the choice of the tenant).

Repairs and Insurance/service charge

Tenant will be responsible for repairs and decoration, (including window and doors but excluding gutters) and tenant's own 'contents, work and business interruption' insurance.

Landlord is responsible for the repair and maintenance and roadway, the gutters and the building insurance, the cost of which will be subject to claim-backs from the tenant under a service charge.

Pets

We regret that Vanguard Court is **not** suitable for pets.

Landlord & Tenant Act 1954

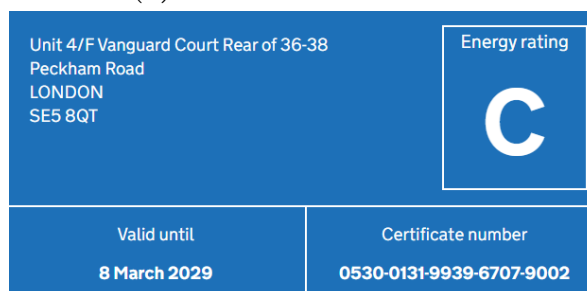
The security of tenure provisions of this Act will be excluded, so that at the end of the tenancy or lease the tenant has no right to a new tenancy or lease

Legal Costs

A tenant's contribution of £450 + VAT is payable for a Tenancy-at-Will or £1,500 + VAT (subject to confirmation from Solicitors) in respect of a fixed term lease.

EPC

as below (C)



Viewing strictly by prior appointment through:

Chloe Hazell
Malcolm Martin Chartered Valuation Surveyor

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Protection from Unfair Trading Regulations 2008 (CPRs)
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.