

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## NEW FLEXIBLE COMMERCIAL UNIT TO LET E CLASS (A1/A2/B1/D1)



## 2 HEATON ROAD, LONDON SE15 3NL OVERALL APPROX. 2,194 SQ FT (203.8 SQM)

### DESCRIPTION

Flexible unit available within this new boutique mixed commercial and residential development.

Self-contained space arranged over ground floor and basement, with prominent frontage and generous ceiling height in the basement of over 15.05 ft (4.8m).

The approximate floor areas are :

Ground Floor :	872 sq ft ( 81 sqm)
Basement :	<u>1,270 sq ft (118 sqm)</u>
Total :	2,142 sq ft (199 sqm)

### LOCATION

Located on the corners of Rye Lane and Copeland Road, 2 Heaton Road is within a short walk of Peckham Rye Station (Mainline and London Overground Services).

The busy and bustling Rye Lane is moments from the premises providing a wide variety of shops, restaurants and other amenities.

Peckham has become an increasingly popular business and residential destination, with numerous development and regeneration schemes completed, under way or planned in the surrounding area.

# 2 HEATON ROAD

## USE

The property is currently part of the new E Classification, meaning it can be used for a number of purposes such as a gym, shop, medical and office use.

## AMENITIES

The unit is to be finished to shell & core ready for an incoming occupier own fit out, with capped service heads, glazing installed and the connecting stair in place between the two floors.

## AVAILABILITY

Scheduled for completion Q2 2021.

## TERMS

The property is offered to let by way of a new FRI lease on terms by negotiation.

## RENT

£70,000 per annum, exclusive of all outgoings.

## SERVICE CHARGE

To be confirmed

## VAT

VAT will be payable on rent and annual service charge.

## BUSINESS RATES

To be assessed on occupation.

## ENERGY PERFORMANCE

EPC to be assessed.

## FURTHER DETAILS

Please contact Field & Sons :

Ben Locke or Nigel Gouldsmith

Tel. 020 7234 9639

E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.