

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.

TERMS

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

RENT

£50,000 per annum, exclusive of all outgoings.

SERVICE CHARGE

To be confirmed

VAT

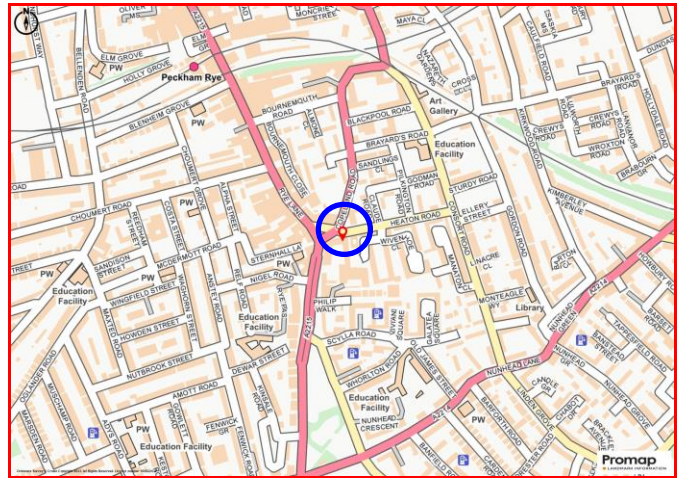
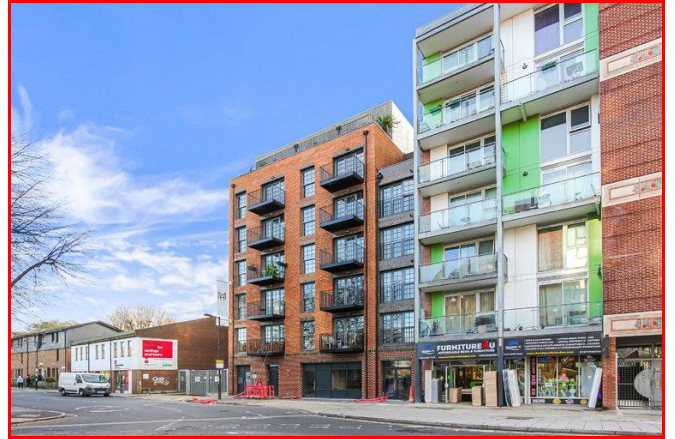
VAT will be payable on rent and annual service charge.

BUSINESS RATES

To be assessed on occupation.

ENERGY PERFORMANCE

To be assessed



FURTHER DETAILS

Please contact Field & Sons :

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