

**“TO LET”
SELF-CONTAINED GROUND FLOOR & BASEMENT
B1 OFFICES OF APPROX. 995 SQ. FT. (92.7 M2)**

140-142 STOCKWELL ROAD, LONDON, SW9 9TQ



Location:

The premises occupy a prominent corner position on the southwest side of Stockwell Road at its junction with Combermere Road and about halfway between Brixton town centre and Stockwell tube station. There is a mixed residential and business community in the immediate vicinity surrounded by the residential populations of Brixton and Stockwell.



- Description:** These offices occupy the ground floor and basement of a three-storey building. Fully self-contained with a front entrance and a side entrance, the premises comprise six offices, an entrance area, a kitchenette and ladies and gents toilets. In the basement is above head height dry storage. The accommodation benefits from gas-fired central heating, good natural light and an alarm system. Last used by a charity the premises would suit many professionals.
- Accommodation:** Ground Floor:
Offices: approx. 1,140 sq. ft. (107.55 m2)
Kitchenette
Ladies & Gents/Disabled Toilets
- Basement:
Storage: approx. 615 sq. ft. (58.02 m2)
- Terms:** The unit is available to let on a new lease for a term to be agreed at a commencing rent of £27,500.00 per annum, other terms negotiable.
- VAT** The property is not registered for VAT
- EPC:** E 104
- Rates:** Rateable Value £30,750.00
- Viewing:** By appointment via Galloways Commercial on 020 8678 8888.

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