



## AVAILABLE - TO LET

### 87 County Street, London SE1 4AD

Live work premises (ground floor office can be rented out separately if needed)

Office 785 sq ft (72.9 sq m) (£31,400 pax)

Live/work (whole building) 2,309 sq ft (214.5 sq m) (£88,000 pax)

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# 87 County Street, London SE1 4AD

Live/work premises or office



## Location

The property is located on County Street, which is situated off Harper Road. Local amenities for the area are good, with various shops, restaurants and eateries located in Elephant Park, which is around 400 metres away.

Transport links are good, with various bus routes running along New Kent Road, whilst Elephant and Castle Station is approximately 600 metres away.

## Description

The live/work unit is arranged over ground to third floors. The premises can be leased as a whole, or alternatively, if someone just wants to rent the office on its own, this is a possibility.

**Business Rates for 2025/2026** £24,500 rateable value  
**Council Tax for 2025/2026** £2,034.40 per annum for a single occupant

**Building Type** Live/work

**VAT** The premises are elected for VAT

**EPC Rating B-87**

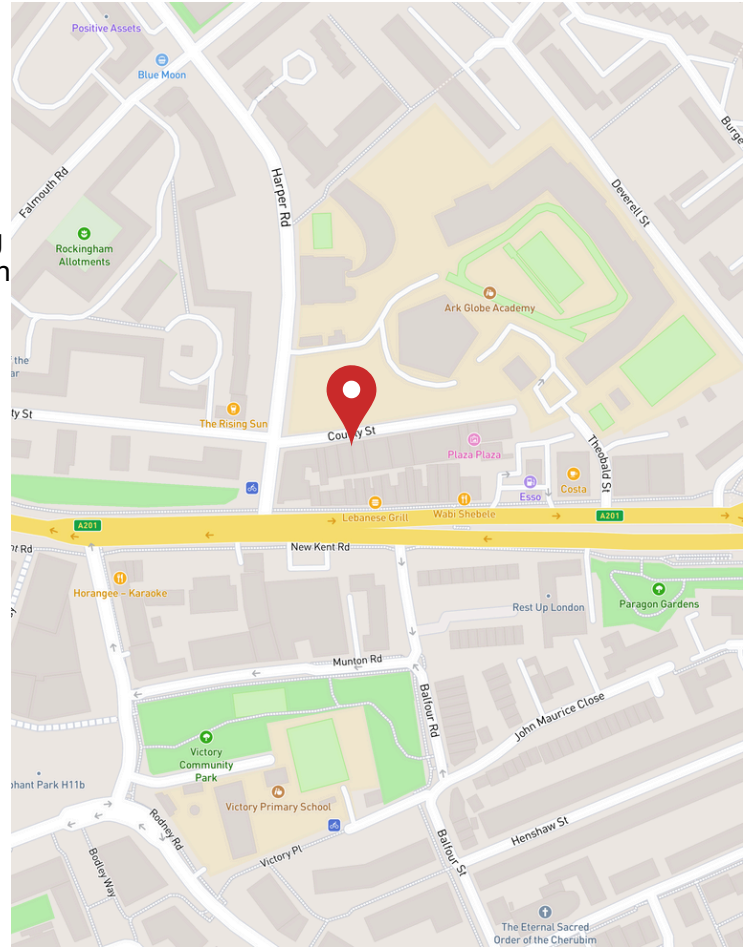
**Size (all measurements are approx NIA)**

**\*\*Ground floor (commercial)** 785 sq ft (72.9 sq m)  
**First floor (residential)** 600 sq ft (55.7 sq m)  
**Second floor (residential)** 578 sq ft (53.7 sq m)  
**Third floor (residential)** 346 sq ft (32.1 sq m)  
**Total** 2,309 sq ft (214.5 sq m)

**\*\*Ground floor can be leased on its own**

**Commercial rent - £31,400 pax**

**Live/work rent - £88,000 pax**



## Contact Owners Sole Agents

**Assembly CRE**  
020 3576 3331  
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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.