

**FIELD & SONS**

COMMERCIAL

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## GROUND FLOOR E-CLASS UNIT INVESTMENT FOR SALE



### UNITS A&B THE PRINTWORKS, AMELIA STREET LONDON, SE17 3PY APPROX. 2,971 SQ FT (276 SQ M)

#### LOCATION

The Printworks are located just off Walworth Road within walking distance of the transport hub at Elephant & Castle, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central London and outer London. Kennington Underground station (Northern line – City and West End branches) is also within a short walk.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

Printworks was completed in 2012 and is a development delivered by First Base and designed by leading architects, Glenn Howells with the scheme providing 164 homes and seven ground floor units with dual office and D1, now flexible open E Class use.

#### DESCRIPTION

The available commercial unit is located on the ground floor of the development and is directly accessed from Amelia Street or via the gated communal paved pedestrian walkway.

Units A&B are let as offices with the suite benefitting from a flexible modern predominantly open plan, high exposed concrete ceiling design with excellent natural light and a good level of specification including air conditioning, raised floors and fully DDA accessible.

The overall approximate floor area is 2,971 sq ft (276 sqm).

# UNITS A&B THE PRINTWORKS, AMELIA STREET

## TENANCY

The property is let to Change Grow Live for a term of ten years from 19<sup>th</sup> June 2023 at a rent of £90,000 per annum exclusive of all outgoings with open market rent review 29<sup>th</sup> June 2028.

There are tenant only break options on 30<sup>th</sup> June 2025 and 30<sup>th</sup> April 2029 on giving not less than six months prior notice.

Lease is outside the Landlord & Tenant Act.  
Tenants full repairing terms within the demise.

Use as offices within Use Class E of the Town and Country Planning (Use Classes) Order 1987.

Change Grow Live are a national health and social care charity.

## PROPOSAL

The unit is offered for sale by way of a 999 year leasehold with a peppercorn ground rent

**Offers are sought in the region of £1,400,000.**

This reflects a gross initial yield of 6.5%.

VAT is applicable.

## ENERGY PERFORMANCE

EPC Asset rating = 62 (Band C).

## FURTHER DETAILS

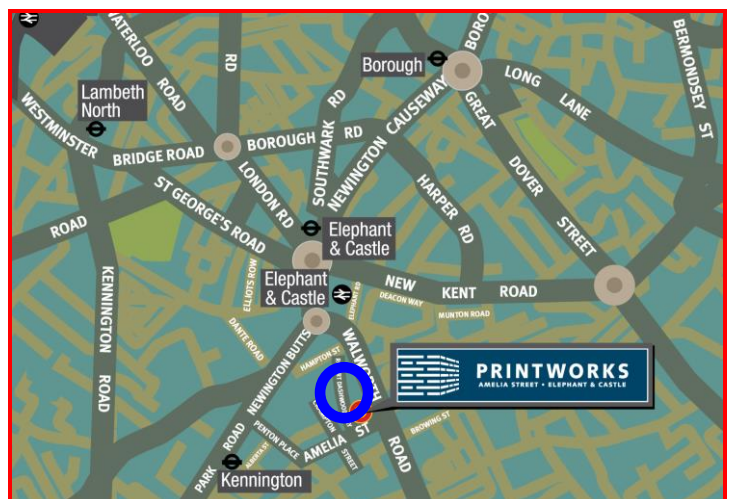
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## UNITS A&B PRINTWORKS – LOCATION PLAN



## IMPORTANT NOTICE

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