

Castle Works, 21 St Georges Road, London SE1

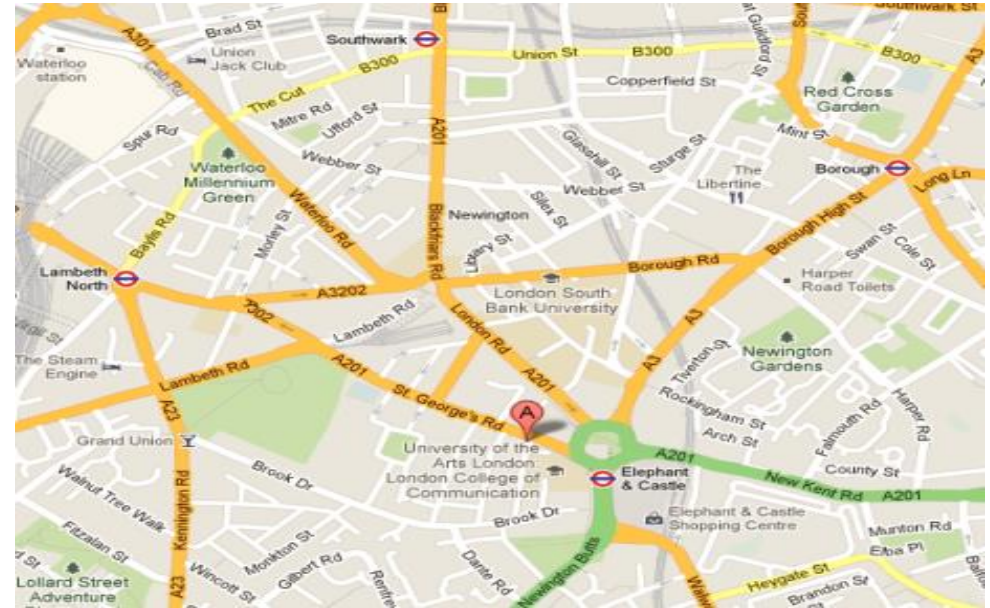
*** Offices Available to Let ***
350 to 3,295 sq ft To Let



LOCATION

The property is located on the south side of St George's Road, at its junction with Oswin Street. Elephant & Castle Underground Station is located less than 60 metres away and the property is conveniently located for access to Waterloo Mainline and Underground Stations. There are numerous shops, bars and cafes in the surrounding area.

MAP



CONTACT US

By appointment through sole agents:

BBG Real Estate Advisers

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DESCRIPTION

The available accommodation comprises mezzanine and first floor of this multi-let office building. The 1st floor is a media style unit with exposed brickwork, while both floors benefit from a wooden parquet flooring, central heating and each have a kitchenette in situ.

AVAILABILITY

Floor	Sq Ft	Sq M
Mezz	350	32.5
1st	2,945	273.6
TOTAL	3,295	306.1

AMENITIES

- Wooden parquet flooring
- Exposed brick
- New LED light fittings
- Suspended ceilings
- Newly fitted kitchen
- Central heating
- Perimeter trunking
- Excellent natural light
- Bike storage

EPC: Full EPC available on request

TERMS

A new lease is available direct from the landlord to be contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

RENT: On application

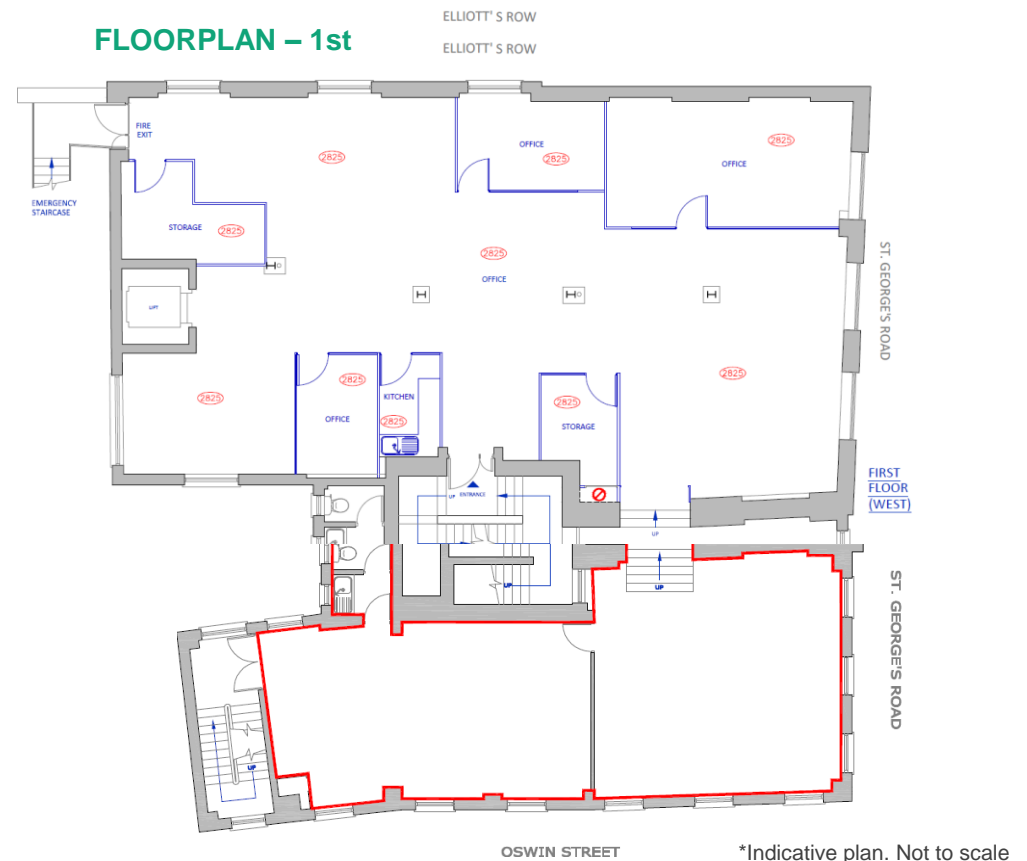
RATES: £7.91 per sq ft (estimated)

S/CHARGE: TBC, guiding £3.50 per sq ft

FLOORPLAN - Mezz



FLOORPLAN - 1st



*Indicative plan. Not to scale

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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