



16-18
NSI NunheadStone
TILES & BESPOKE STONE WORKTOPS
Tel: 020 3161 5850
www.nunheadstone.co.uk

Stone kitchen Worktops CUSTOM MADE
NUNHEAD LEVEL UP TUITION

GIBBON ROAD
LAUNDERETTE
CLEAN, VERY CLEAN

SHARP

EXECUTIVE SUMMARY

COMMERCIAL PREMISES AVAILABLE TO LET

- ▶ An opportunity to lease a mixed-use retail / office building, workshop and large open storage yard near Peckham, South London.
- ▶ The property is located on Gibbon Road near the junction of the A2214 Evelina Road.
- ▶ Nunhead is a largely residential area of South London within the London Borough of Southwark.
- ▶ The property has excellent transport links with Nunhead mainline station a 5-minute walk and Central London approximately 5 miles away via the A2.
- ▶ The property would be perfectly suited for a variety of businesses due to the fact it offers retail, office and large storage / yard space.
- ▶ The property comprises a total of 14,402 sq.ft (1,338 m.sq) over the ancillary spaces and open storage area.
- ▶ Situated on a site of approx 0.28 acres.
- ▶ **Available to let on a new lease.**
Price on application



LOCATION

Nunhead is in the London Borough of Southwark and is approximately 5 miles from Central London, adjoining neighbourhoods of Brockley to the East, Honor Oak to the South, East Dulwich to the South-West, Peckham to the North-West and New Cross to the North-East.

The property is located on Gibbon Road near the junction of the A2214 Evelina Road. The property benefits from Nunhead mainline Railway Station which is some 0.1 miles from the property and on the line from London Blackfriars to Sevenoaks and London Victoria to Dartford. The area is also served by a variety of London Buses services.

DESCRIPTION

The property comprises a mixed-use retail / office building, a warehouse and a large open storage yard. The access to the yard is 4 metres high by 4 metres wide, allowing larger vehicles to access the space.

Specifications:

- Large secure yard
- Retail / Office accommodation over two floors
- External warehouse
- Situated on a site of approximately 0.28 acres

ACCOMMODATION

DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground Floor Retail Space	89.44 sq.m	962 ft ²
First Floor Office Space	116.13 sq.m	1,250 ft ²
External Warehouse	111.5 sq.m	1,200 ft ²
Open Storage Yard	1,021.9 sq.m	11,000 ft ²
TOTAL	1,338 sq.m	14,402 ft²





Ground Floor Retail

First Floor Office

Open Storage Yard

External Warehouse

EVELINA ROAD

GIBBON ROAD

TERMS

A new lease is available on terms to be agreed. Preference is to let the site as a whole but may consider separating the yard and warehouse from the self-contained building.

RENT

Available to let on a new lease. Price on application.

BUSINESS RATES

According to the Valuation Office Agency website the property has a Rateable Value of £28,000. We would advise that interested parties make their own enquiries with the Local Authority regarding business rates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

To be confirmed by Landlord.

ENERGY PERFORMANCE RATING

An EPC is being prepared and will be available shortly.

FURTHER INFORMATION

For further information and to make arrangements to view the property please contact:

Anthony Tappy-Day

Head of Agency Services

T: 01737 237 552

E: anthony@redbrookproperty.com

W: www.redbrookproperty.com

Scott Stannard

Head of Digital Initiatives

T: 01737 237 552

E: scott@redbrookproperty.com

W: www.redbrookproperty.com

DISCLAIMER PROPERTY DETAILS: These particulars are set out as a general outline only for guidance to intending Lessees, and do not constitute any part of an offer or contract. 2. Whilst Redbrook Commercial Ltd uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Redbrook Commercial Ltd as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, expenses incurred or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No partner nor person in the employment of Redbrook Commercial Ltd has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Created 20/01/2024.

