



GIBBON ROAD  
**LAUNDERETTE**

CLEAN, VERY CLEAN

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

Stone Workshop  
Kitchen  
System Cup  
STONE  
Kitchen  
Worktops  
CUSTOM  
MADE  
NUNHEAD  
LEVEL UP  
TUITION

SOXY SHERP

# EXECUTIVE SUMMARY

## HIGH QUALITY OFFICE SPACE TO LET

- ▶ An opportunity to rent newly refurbished office space 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 comprises a total of 853 sq.ft (79.24 m.sq) over the first floor office space.
- ▶ **Available to let on flexible terms available. (Price on application)**

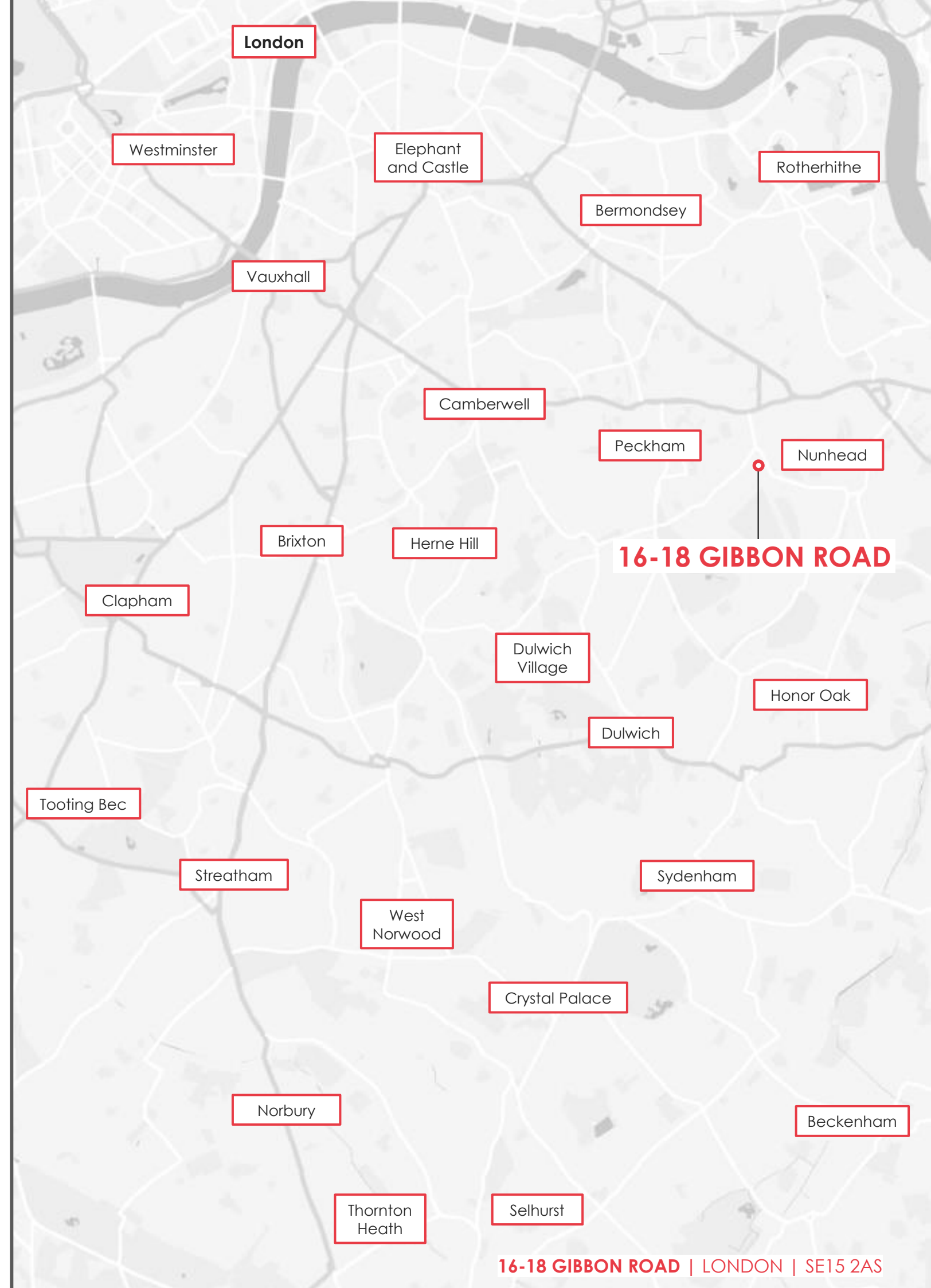
## OVERVIEW

The property comprises newly refurbished office space on the first floor of a commercial property in Nunhead.

## 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.



# ACCOMMODATION

**First Floor Front Office:** 385 ft<sup>2</sup> (35.8 sq.m)

**First Floor Rear Office:** 468 ft<sup>2</sup> (43.4 sq.m)

# TERMS

Flexible Terms available

# RENT

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

# BUSINESS RATES

Business Rates are included within the monthly rental price.

# LEGAL COSTS

Each party is to pay their own costs

# VAT

To be confirmed by Landlord.

# 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](mailto:anthony@redbrookproperty.com)

W: [www.redbrookproperty.com](http://www.redbrookproperty.com)

**Scott Stannard**

Head of Digital Initiatives

T: 01737 237 552

E: [scott@redbrookproperty.com](mailto:scott@redbrookproperty.com)

W: [www.redbrookproperty.com](http://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 13/05/2024.

