

Est. 1955

Tarn &Tarn



**184 LOWER ROAD
SURREY QUAYS
SE16 2UN**

**RECENTLY
REFURBSIHED
E-CLASS UNIT
897 FT²**

DESCRIPTION

The available space is a self-contained premises that has recently been refurbished to a "white box" condition. It features an open-plan area with good ceiling height, glass frontage, a kitchenette and WC facility located at the back of the unit. Additionally, there's a yard spanning 159 sqft, making it an ideal choice for a variety of businesses under the E-Use Class looking for a space in Surrey Quays.

SUMMARY

- Recently Refurbished
- Good Location
- Good Ceiling Height
- Internal Electric Shutters
- Glass Frontage
- Yard
- WC Facility








LOCATION

THE AREA

The property is situated on the south side of Lower Road, right at the junction with Plough Way. Surrey Quays overground station is located within an easy walking distance as well as several bus routes operating along Lower Road and Plough Way, providing a good service.



TRANSPORT

-  Surrey Quays (3-minute walk) – **Overground Line**
-  Canada Water (11-minute walk) – **Jubilee** and **Overground Line**
-  South Bermondsey (18-minute walk) – **National Rail Services**



ACCOMMODATION

| FLOOR | SQ FT | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|--------------|------------|----------------|----------------|----------------|----------------|
| Ground | 897 | | | | |
| TOTAL | 897 | £31,500 | N/A | £10,479 | £41,979 |

BUILDING INSURANCE

Current Cost: £972.95 per annum

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

EPC

Rating: C

VAT

Not Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Greenwich



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Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
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