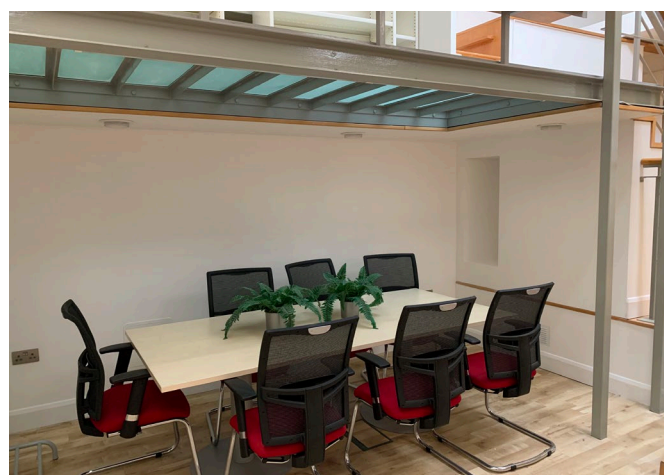




33 Palfrey Place Vauxhall, London, SW8 1PE

- Prime location on Palfrey Place Near the Oval, Kennington
- Oval, Stockwell and Nine Elms Underground Stations are all within walking distance as well as Vauxhall Rail and Underground Stations
- Arranged over ground floor with mezzanine
- NIA 2,262 sq ft approx.
- Kitchen
- Outdoor terrace
- W. C's
- Meeting Rooms
- Use class E



LOCATION

The subject is located on Palfrey Place, near the Oval within the Kennington area of London. Palfrey Place is situated behind Clapham Road and runs parallel. The subject benefits from a well-connected central location with both Oval Underground (Northern Line) and Vauxhall Rail and Underground (Northern Line) within walking distance. Additionally, there is an abundance of nearby green space within walking distance including Kennington and Vauxhall Park.

DESCRIPTION

33 Palfrey Place comprise a self-contained office suite arranged over ground floor with mezzanine floor, separate meeting and breakout space. There are two WCs, kitchen and a small outdoor terrace.

The property benefits from mains gas, electric, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

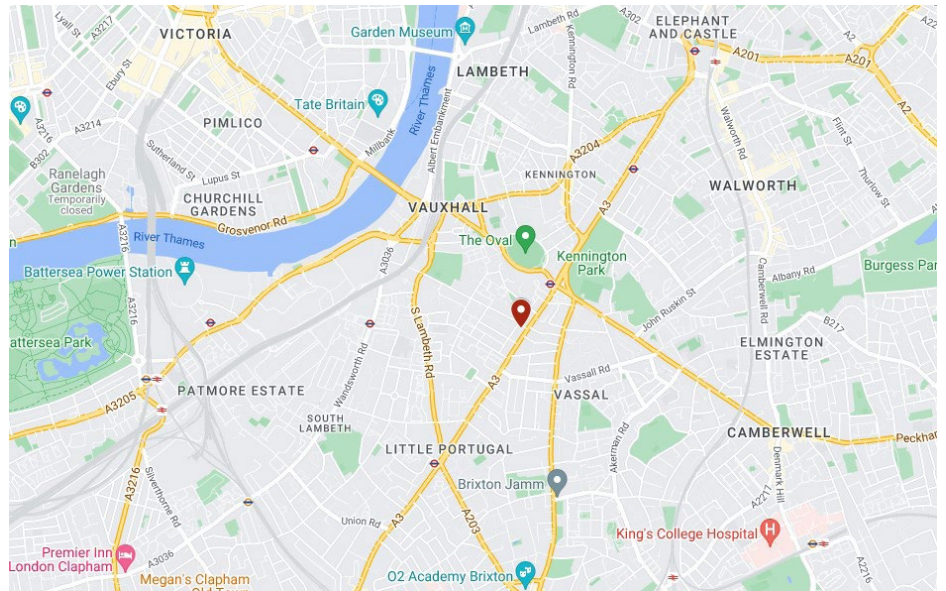
FLOOR	SQ M	SQ FT
Office	156.51	1,685
Kitchen	12.48	134
Mezzanine	41.13	443
Total	210.12	2,262

RATEABLE VALUE

This property has a rateable value of £40,750.

Uniform Business Rate: 0.499p in the £
Estimated rates payable: £20,335 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.



TENURE

A new Sublease or Assignment of the lease for a term to September 2029.

A new FRI lease may also be available.

QUOTING RENT

Price on Application.

EPC

D

COSTS + VAT

VAT is payable in addition to rent. Each party to bear their own legal costs incurred in connection with this transaction.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

To arrange a viewing please contact:

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07810447572

Charlie West

Charlie.west@g-s.co.uk
07969551072

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2023

