

# BRONZE YARD

BRAYARDS ROAD  
PECKHAM  
LONDON SE15 2AG

/// [visit.calm.stages](http://visit.calm.stages)

**TO LET**  
**COMMERCIAL**  
**UNITS WITH SECURE**  
**REAR YARDS**

**1,121-1,248 SQ FT**

845



# SPACE TO THRIVE @

## BRONZE YARD

**Bronze Yard comprises a run of newly refurbished units, located just 3 minutes' drive from Queen's Road Peckham Station.**

Each benefits from its own yard to the rear, as well as a pedestrian access door and new electric roller shutters built into new brick infill walls. They also feature high-level, powder-coated aluminium glazed windows to the front, providing good natural light into the property.

3-phase power and DDA compliant WCs have been installed into each property, and they feature new flooring and full lining.



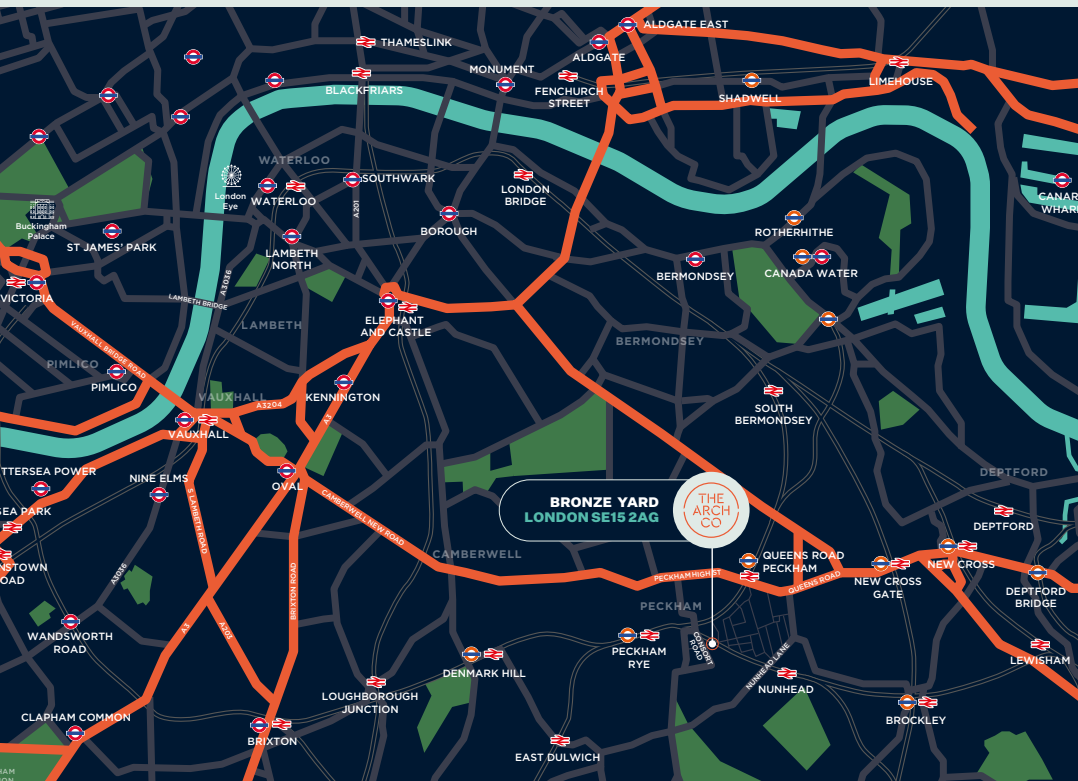
# LOCATION

**THESE UNITS ARE LOCATED ON BRAYARDS ROAD, IN CLOSE PROXIMITY TO QUEENS ROAD PECKHAM STATION AND PECKHAM RYE STATION.**

The properties are accessible via both Consort Road and Nunhead Lane.

Road networks provide arterial routes to Camberwell, Deptford and Bermondsey directly via Queens Road and New Cross Road.

Peckham Rye, Queens Road Peckham and Nunhead stations provide access to overground, Southern, Thameslink and Southeastern rail services, providing direct links to London Bridge, Blackfriars, and London Victoria. Multiple bus routes are also available to and from these properties.



# TRAVEL TIMES

Queens Road Peckham  9 mins

Peckham Rye  9 mins

Nunhead  12 mins

Queens Road Peckham  3 mins (0.4 mile)

Nunhead  3 mins (0.5 mile)

Peckham Rye  6 mins (1.1 miles)

Deptford  15 mins (3.1 miles)

City of London  27 mins (4.7 miles)

Central London  31 mins (4.8 miles)



# ACCOMMODATION

UNIT	SQ FT	RENT PA
844	1,248	£31,200
845	1,240	£31,000
846	1,232	£30,800
847	1,121	£28,025
848	1,121	£28,025
849	1,122	£28,050

*These are the first units to be released at Bronze Yard. To find out about additional units coming soon, please contact our agents.*

- Newly refurbished units featuring 3-phase power and WCs.
- Demised private yards to the rear of each property.
- Highly sought-after location in the heart of Peckham.
- Electric roller shutters provide high levels of security, alongside separate personnel entrances.
- Ample natural light from high-level glazed windows to the front of the unit.
- Class E use, suitable for a variety of small to medium sized occupiers.



# SPECIFICATION



**Newly refurbished units**



**Electric roller shutters**



**WC facilities**



**3-phase power**



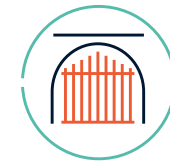
**Prime location**



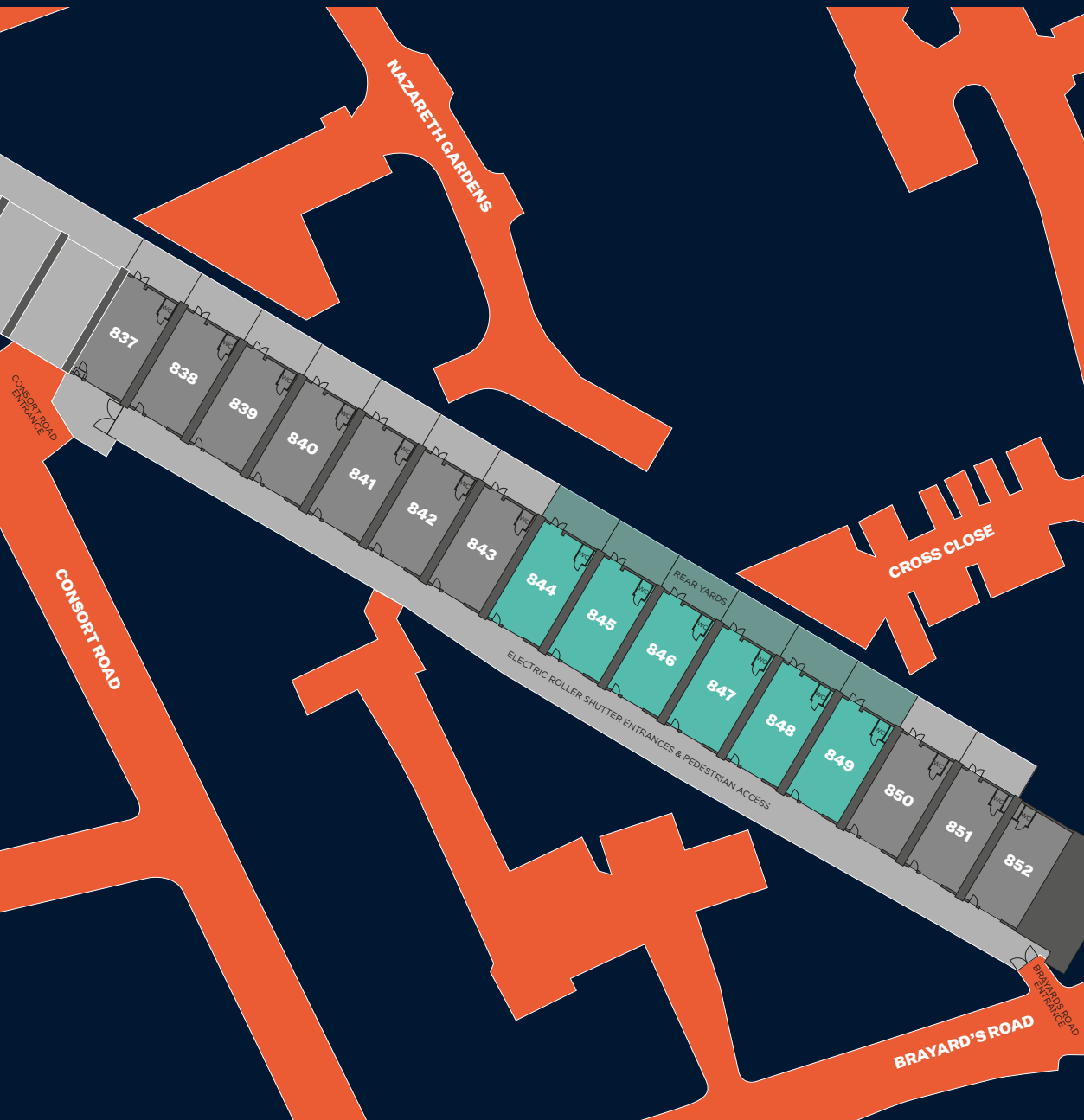
**Water/drainage**



**Natural light**



**Yard to the rear of each unit**



 **AVAILABLE UNITS**     **COMING SOON**

## COSTS PER ANNUM

Unit	Rent	Insurance Rates	Business Rates
844	£31,200	£110.26	£11,352.25
845	£31,000	£190.25	£11,352.25
846	£30,800	£125.69	£7,859.25
847	£28,025	£108.80	£7,859.25
848	£28,025	£189.01	£7,859.25
849	£28,050	£189.02	£7,859.25

All figures quoted are exclusive of VAT which is applicable.

Service charge costs to be provided following completion.

## BUSINESS RATES

Business rates to be reassessed. Please contact local authority for further information.

## EPC

We are targeting B on completion.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

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**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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