



## Unit 2, 45 Morrish Road, London SW2 4EE

To  
Let

1402  
Sq Ft

£27,500  
Per annum excl.

Uses Considered:  
B1, D1, D2

### Description

The property comprises a recently refurbished ground floor office / studio. The main office area is to the front with meeting room, staff room / kitchen area, WC and shower facilities to the rear.

We understand there is parking for 1 car available and a separate lockup storage cupboard (approx 100 sqft).

\*\* Flexible Lease Terms Available \*\*

### Use Class

We understand the property currently has B1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£27,500 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: TBC  
Break Clause: Negotiable

EPC  
TBC

VAT  
TBC

Local Authority  
LB Lambeth

### Accommodation

	Sq M	Sq FT
Ground:	130.25	1402
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0

**Total (GIA): 130.25 1402**

### Rates

Rateable Value: £12,500  
Rates Payable (19/20): £1,023 pa\*

\*Rates Payable includes small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

# Evans Pearson

Chartered Surveyors

Contact:

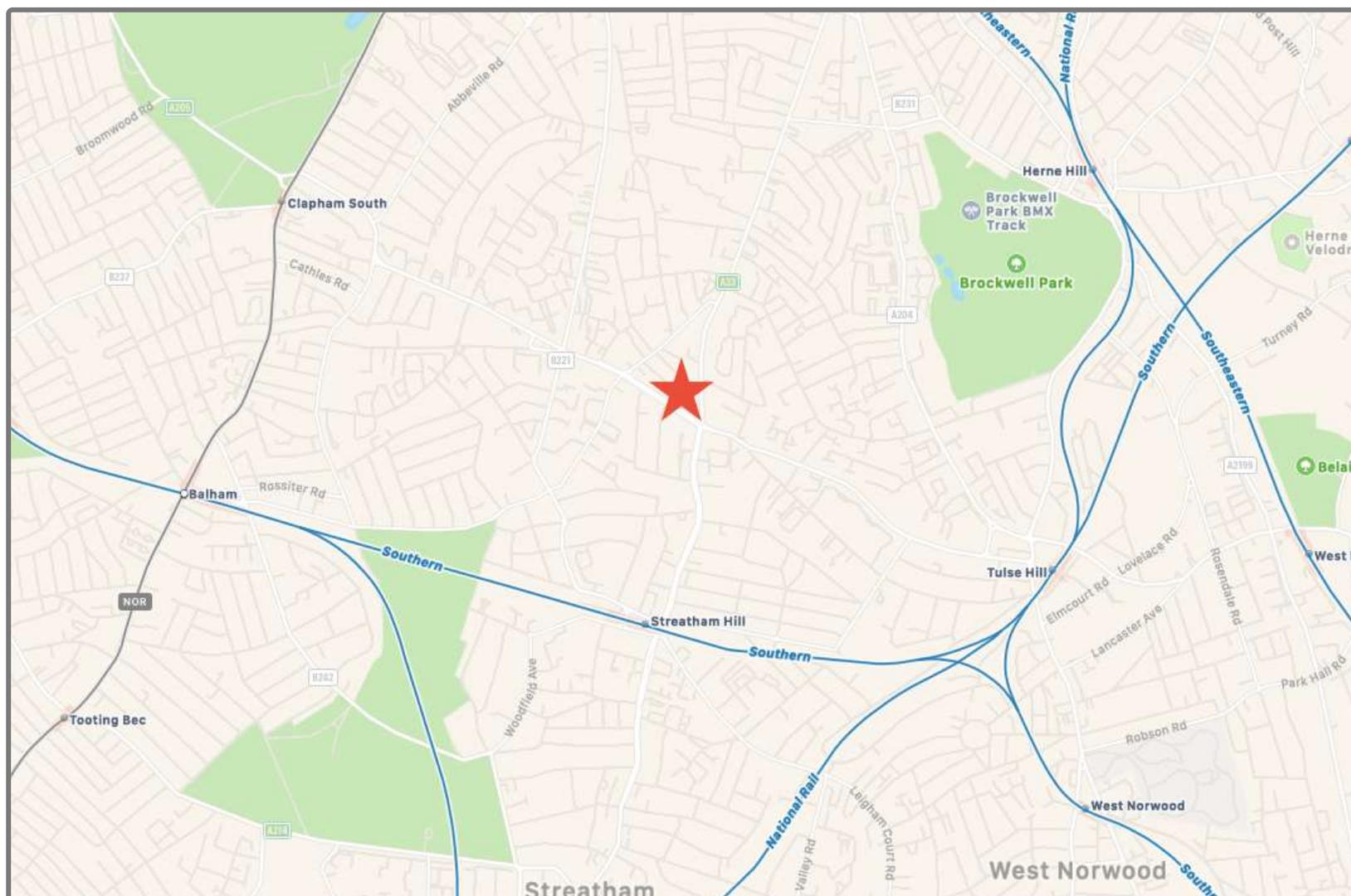
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Clapham Old Town  
London  
SW4 0LG  
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## Location

The property is located on the North side of Morrish Road, close to the junction with Brixton Hill and only 100m away from the South Circular (A205). In a mostly residential area, the commercial neighbours are successful local businesses.

Streatham Hill mainline station is located a 10 minute walk to the South with Brixton Underground (Victoria Line) 20 minutes to the North. Regular buses up and down Brixton Hill make it even easier to get to.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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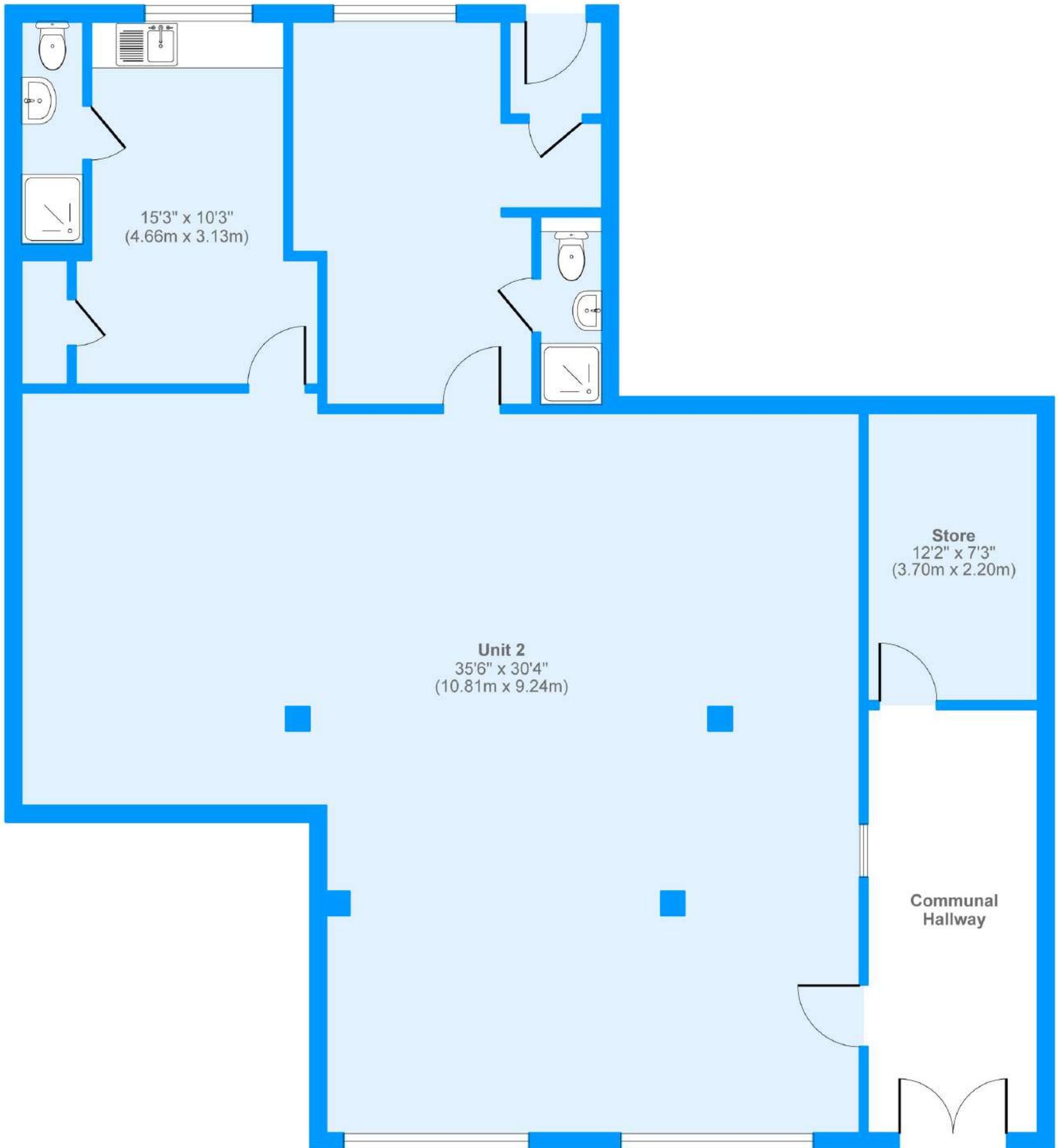
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## Unit 2, 45 Morrish Road, Brixton



***Evans Pearson***  
Chartered Surveyors

Ground Floor  
Approximate Floor Area  
**1393 sq. ft**  
**(129.48 sq. m)**

**Approx. Gross Internal Floor Area 1393 sq. ft / 129.48 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.  
Produced by Elements Property



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