



James ashley
commercial
property consultants

Unit 2, 20-22 Beardell Street | Crystal Palace | SE19 1TP
SELF-CONTAINED OFFICES TO LET

Unit 2, 20-22 Beardell Street | Crystal Palace | SE19 1TP | MODERN OFFICES TO LET

- lower ground floor
- 51.09 m² (550 ft²) approx.
- 'e' use class
- new lease available
- rent: £16,500 per annum
- rear enclosed courtyard

DESCRIPTION

Open plan offices, located on the lower ground floor of a mixed use building, benefiting from gas central heating, double glazing, cat 5 lighting, perimeter trunking, fitted kitchenette, disabled WC, carpeted, lift and video entry phone.

We understand that the premises have an 'E' Use Class, which includes; leisure and medical. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated at the top end of Beardell Street, just off Westow Hill in Crystal Palace. Various amenities can be found within walking distance, including a post office, library, bakery, supermarket and numerous restaurants/cafes.

Crystal Palace and Gypsy Hill mainline railway and London Overground stations are both approximately 1/3 mile away, providing services into central London. There are also various buses serving the area located on Westow Hill.

ACCOMMODATION

Ground floor	51.09 m ²	550 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £11,000. Contact Lambeth Council on 020 8315 2255 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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