

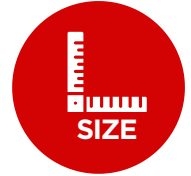


**GLENGALL ROAD,
LONDON, SE15**

Commercial WAREHOUSE



£ 4,166.66 PCM



3,488.12 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

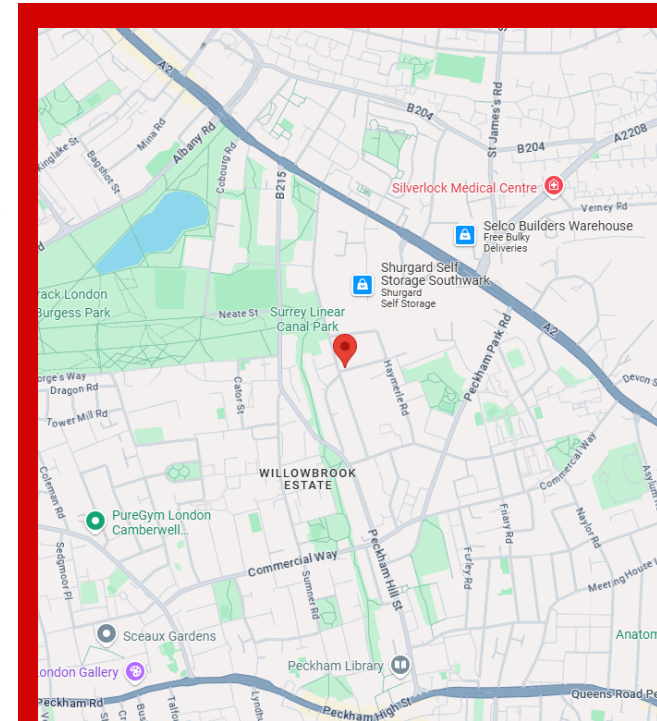
VAT NO

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



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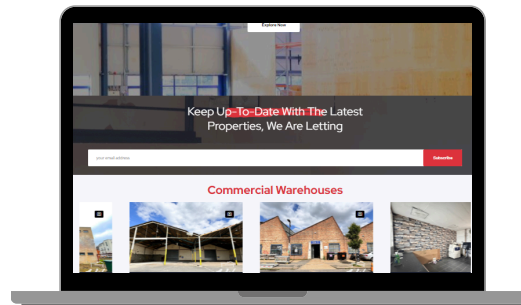


ABOUT THE PROPERTY

- Discover a spacious 3,488.12 sq. ft. live/work unit for rent at Glengall Road, London SE15, perfect for a variety of business and residential needs. This versatile space features open-plan areas and a private toilet, offering a flexible and functional environment tailored to your vision. The property benefits from B1 class usage, three-phase electric power, and comes without VAT, insurance, or service charges. Bills are not included in the rent. The unit is available immediately with a lease term of 10 to 15 years, and on-site parking is provided for added convenience.
- Located in the heart of SE15, this unit is just a 5-minute walk to St George's Way Station, ensuring seamless transport access. Additionally, Queens Road Peckham Station is only a 5-minute drive away, making it easy to travel across London. This unit is designed for those seeking an innovative and inspiring live/work environment. Whether you're a creative entrepreneur, freelancer, or business owner, this space provides the perfect blank canvas to shape your workspace and living area.
- This property is best suited for a sophisticated individual looking for an early-stage opportunity to create their own live/work unit on commercial rental terms. The ideal tenant should be financially prepared to manage part of the fit-out in alignment with BCO and planning requirements.



**GLENGALL ROAD,
LONDON, SE15**



Contact Us

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Commercial WAREHOUSE



FEATURES



**MANOR HOUSE STATION AND
HARRINGAY GREEN LANES
STATION**



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.