

# Malcolm Martin

Chartered Valuation Surveyor

## Studio To Let – Unit 10

Available Immediately

Vanguard Court, rear of 36-38 Peckham Road  
Camberwell, London SE5 8QT

Guide price £1,500 pcm



**A Ground floor unit with west facing windows and roof lights.**

<b>Size</b>	65.96 m <sup>2</sup> (710 ft <sup>2</sup> ) main floor 4.37 m <sup>2</sup> (47 ft <sup>2</sup> ) storage/ancillary
<b>Rent</b>	Guide price £1,500 pcm either reviewable every three years or to increase by 5% every year (at the choice of the tenant) exclusive of buildings insurance and service charge. Tenant also responsible for repairs.
<b>Deposit</b>	Two months' rent

**Utility Bills**

The tenant will be responsible for paying water rates and electricity bills. There is no gas to the premises.

**Business Rates**

The tenant will be responsible for paying rates. The premises appear in the 2024 rating list with a Rateable Value of £ 14,000. Interested parties should contact the local authority to confirm the actual rates payable.

**Tenancy Length**

this unit is offered by way of a Tenancy-at-Will

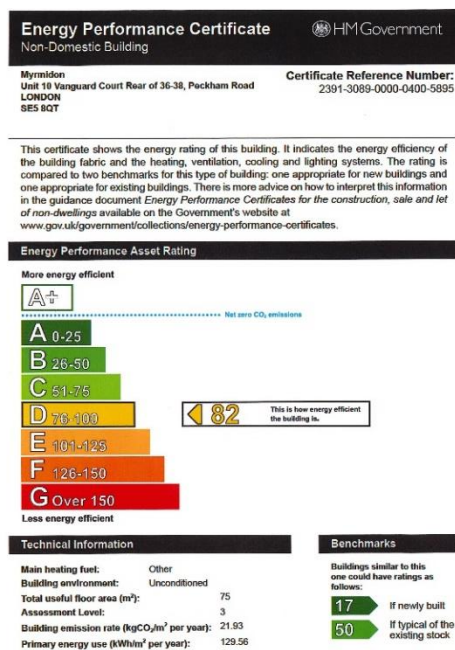
A Tenancy-at-Will is a tenancy that only continues as long as both landlord and tenant will it to continue. Consequently there is no ‘notice period’ and the tenant may leave, or be required to leave, at any time without any notice needing to be given. Further details on request.

**Legal Costs**

a tenant’s contribution of £400 + VAT is payable for a Tenancy-at-Will.

**EPC**

as below (D).



**Viewing strictly by prior appointment through:**

**Chloe Hazell**

**Malcolm Martin Chartered Valuation Surveyor**

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Protection from Unfair Trading Regulations 2008 (CPRs)  
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view. These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.