

# Peckham Place, Queens Road

77 – 79 Queens Road, London, SE15 2DH

**FOR SALE/ TO LET**



**PROMINENT CORNER LOCATION**

**CLOSE TO QUEENS ROAD PECKHAM AND PECKHAM RYE STATIONS**

**Approx. 395 SQ. M. / 4,250 SQ. M – CAN BE SPLIT**

**CF**  
Commercial

## INTRODUCTION

Peckham is a vibrant and diverse area in London Borough of Southwark. Peckham has a unique feel to the area and boosts popular destination for residents and visitors with Rye Lane Market and Bellenden Road which hosts independent boutiques, cafes and quirky restaurants.

## LOCATION

The site is situated on the busy Queens Road and Peckham High Street, 6 minutes walk from Queens Road Station. The property occupies a prominent corner location on Queens Road and is a 10 minute walk to the busy Rye Lane where larger national retailers are located. Nearby occupiers include; Prince of Peckham Pub, The Copper Tap and a Sainsbury's Local.

## DESCRIPTION

The unit was previously used as a marketing suite for the sale of residential apartments within the Peckham Place scheme. Most of the marketing suite will be removed, with elements of the lighting, air conditioning system, WCs and kitchen to be retained. Parts of the accommodation are currently in shell specification.

The unit benefits from excellent natural light via an extensive glazed frontage facing Queens Road. Ceiling heights through most of the accommodation are excellent.

The unit can be split to suit two separate occupier requirements. The units would be suitable for a range of retail, leisure, F & B and workspace uses, subject to planning where required.

## ACCOMMODATION



**Unit 1 Ground Floor**  
*Approximate GIA*

**395 sq. m    4,250 sq. ft**

## QUOTING RENT

£30 - £35 psf pa. ex.

## QUOTING PRICE

£1,385,000 ex (approx.  
£325 per sq. ft.) exclusive,  
subject to contract.

## PLANNING

E-Class Planning (formerly  
A1, A2, A3, B1 and most  
former D1 & D2  
categories)

## AVAILABILITY

Available now

## TENURE

New Lease or Long  
Leasehold Interest  
(approx. 250 years).

## BUSINESS RATES

All interested parties are  
advised to make their own  
enquiries from local  
authority.

## SERVICE CHARGE

Approx. £1,800 per annum  
for 2022- 2023.

## EPC

Available on application

## COSTS

Each party to cover their  
own professional and legal  
costs.

## VAT

The premises are elected for  
VAT. VAT will be payable on  
the rent and purchase price.

## FLEXIBLE COMMERCIAL SPACE

**INCLUDES ONE SECURE CAR PARKING SPACE**

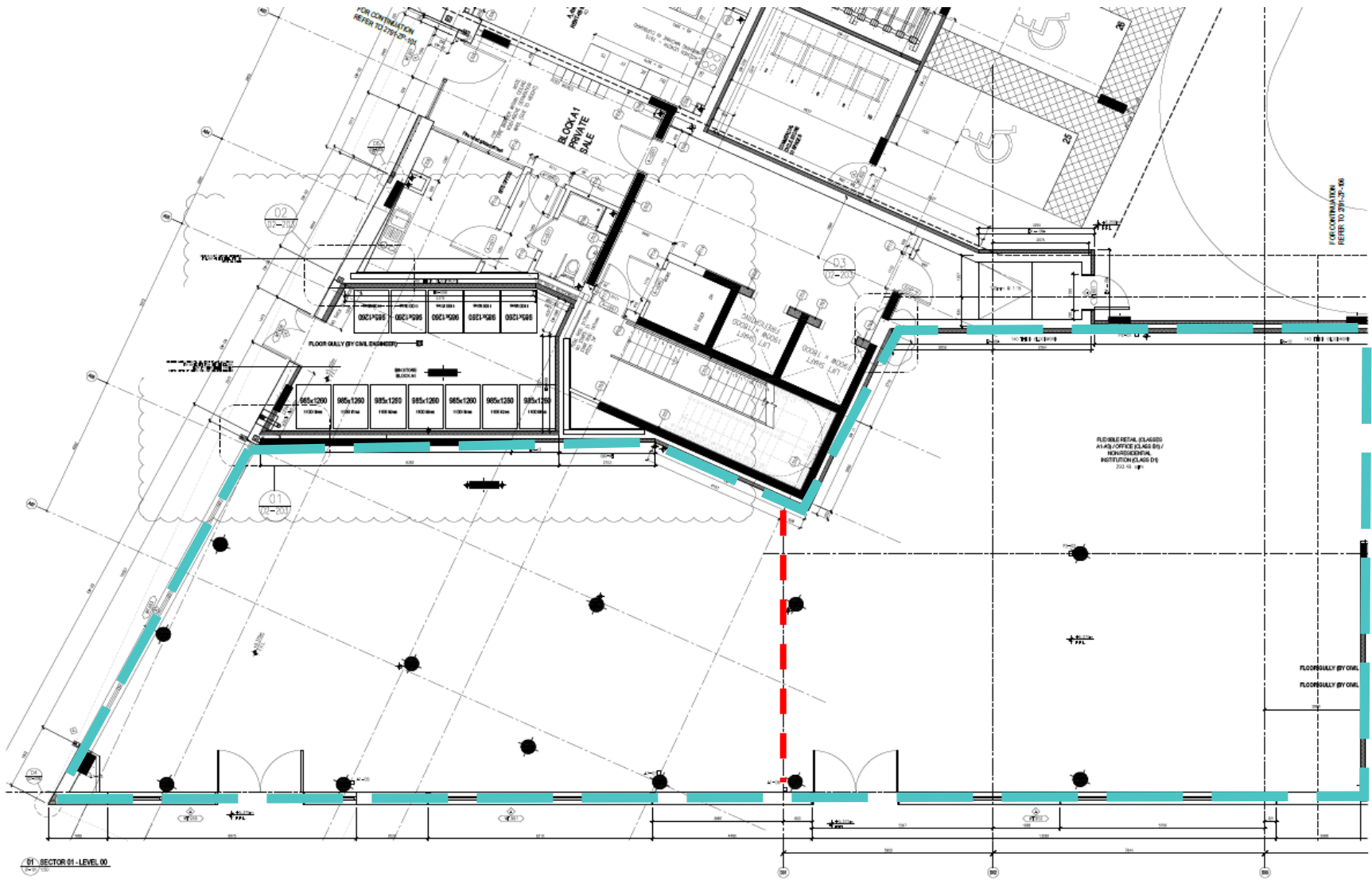
**NEAR QUEEN'S ROAD PECKHAM AND  
PECKHAM RYE STATIONS**

**E-CLASS PLANNING**







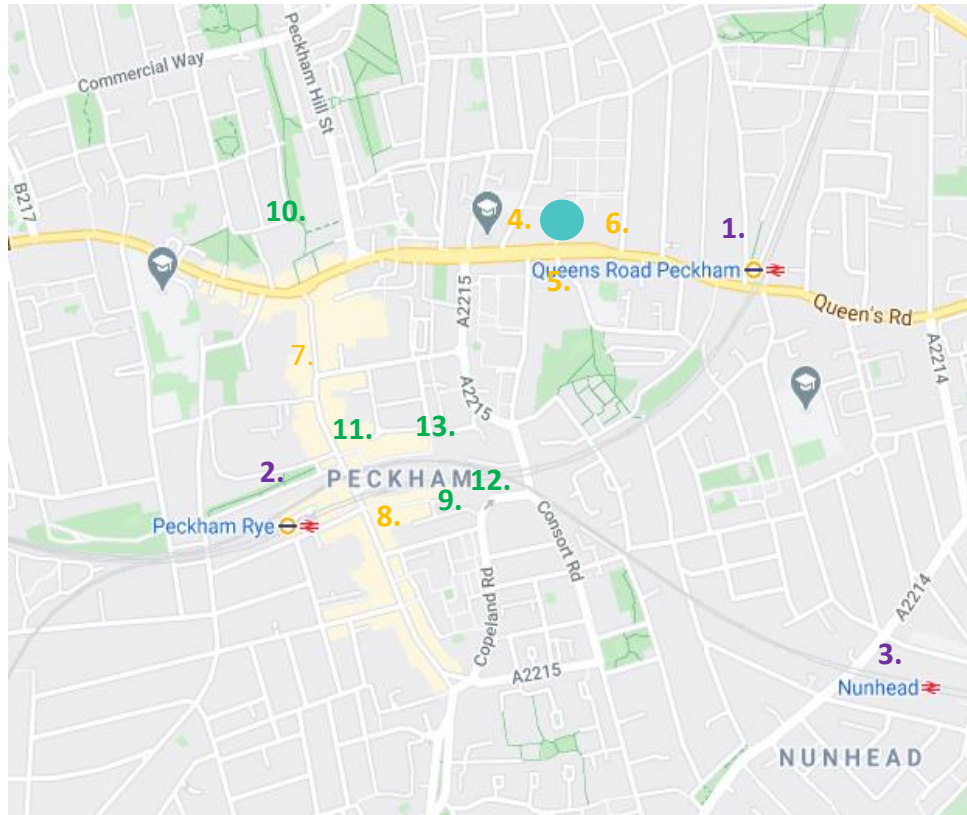


**Ground Floor – With indicative option to split**  
*Not to scale*

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## CONTACT



## PLACES OF INTEREST

### TRANSPORT

1. Queens Road Peckham
2. Peckham Rye
3. Nunhead

### RETAIL & LEISURE

4. Prince of Peckham Pub
5. The Copper Tap
6. Sainsburys Local
7. Rye Lane High Street
8. Bussey Rooftop Bar
9. Rye Society

### FITNESS & WELLBEING / EVENTS

10. Peckham Pulse
11. The Gym
12. Crank
13. Peckham Levels

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