

REDUCED RENT



49 Consort Road

London, SE15 3SS

**Ground floor studio for  
rent just off Peckham  
Rye**

**900 sq ft  
(83.61 sq m)**

- Perfect for creative occupiers
- Exposed concrete ceilings
- Polished concrete floors
- Underfloor heating
- Substantial branding opportunity to front glazing

# 49 Consort Road, London, SE15 3SS

## Description

Comprising an open plan ground floor unit of a mixed use development on Consort Road which has a number of commercial and residential units. Currently occupied by a design studio, the space has fantastic volume and light with a creative influence, including polished concrete flooring (with under floor heating), high ceilings, exposed concrete ceilings and galvanised tracking. The space benefits from a smart kitchen and private WCs, with further light to the rear.

The full height glazed front is currently frosted but this could be removed to allow the full visibility or could be utilised as a valuable branding tool for the new occupier.

The space would lend itself to alternative uses such as wellness and leisure or showroom.

## Location

The space is located on Consort Road at the junction with Brayards Road within a short walking distance to Peckham Rye and Queens Road Peckham stations.

Peckham is experiencing exciting times and is considered one of London's best spots to work and live, with an abundance of restaurants, deli's, bars and hangouts, including Franks roof terrace, Peckham Levels/Peckhamplex, the Bussey Building as well as the high street retailers. The area is well served by numerous bus routes, trains and the overground network

## Specification

Underfloor heating

Galvanised tracked lighting

Polished concrete floor

Exposed concrete ceilings

Kitchen

Break out area/meeting room

WC

Fully glazed frontage

## Viewings

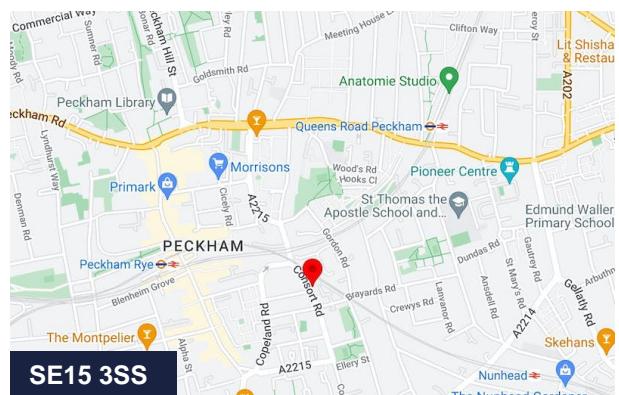
Please arrange access via Stirling Ackroyd

## Terms

A new lease

## Video Tour

<https://player.vimeo.com/video/781424368>



SE15 3SS

## Summary

Available Size	900 sq ft
Rent	£27,000 Per annum
Business Rates	May qualify for small business relief
Service Charge	£250 Per annum to be confirmed
EPC Rating	Upon Enquiry

## Viewing & Further Information



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