



AVAILABLE - TO LET

Units 1-2, Cranley Parade, Beaconsfield Road, London SE9 4DZ

Class E premises 1,668 sq ft (154.9 sq m)

Offers in the region of £40,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Units 1-2, Cranley Parade, Beaconsfield Road, London SE9 4DZ

Class E premises 1,668 sq ft (154.9 sq m)



Location

The property is located on Beaconsfield Road, near to the junction with Kimmeridge Road. The unit is located at the end of a parade of shops which serve the local community.

Nearby occupiers include: Domino's, Co-Op, Londis, Betfred, Spencers Butchers, Sense, Hair Beauty & Tattoos & M&L Massage Therapist.

Description

The unit is arranged over ground floor only, benefitting from a double frontage and roller shutters.

Terms Available to rent on a new lease direct from the landlord for a term to be agreed

Rent £40,000 per annum exclusive

Business Rates Payable for 2025/2026 £8,607.75 per annum approx payable.

Service Charge £1,933.41 per annum for 2026

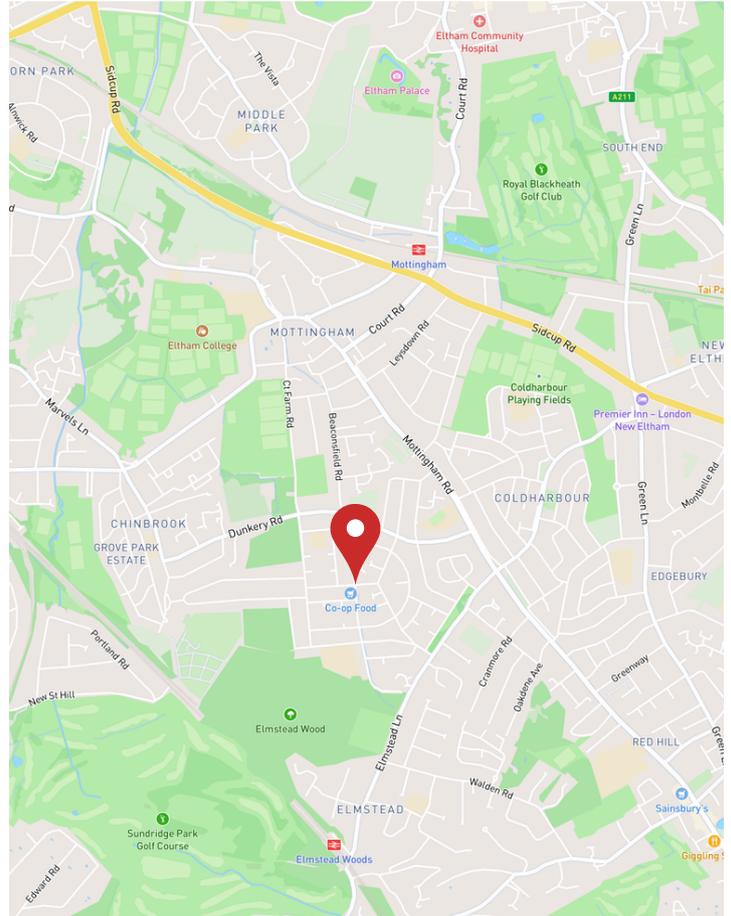
Building Type Class E

VAT The premises are elected for VAT

EPC Rating D-96

Size (all measurements are approx NIA)

Ground floor - 1,668 sq ft (154.9 sq m)



Contact Owners Sole Agents

Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.