



# AVAILABLE - TO LET

**146 Stockwell Road, London SW9 9TQ**

Ground floor and basement Class E premises  
605 sq ft NIA (56.2 sq m)  
£19,500 per annum exclusive

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# 146 Stockwell Road, London SW9 9TQ

Ground floor and basement Class E premises



## Location

The premises is located on Stockwell Road, near to the junction with Combermere Road. Transport links for the property are good, with both Brixton and Stockwell Stations approximately a 10 minute walk from the property.

Locally, the area is predominantly residential, with commercial premises running along parts of Stockwell Road.

## Description

The unit is arranged over ground floor and basement. The premises will have good ceiling heights and will have a w/c and small kitchenette at the rear.

The basement has low ceiling height and is not tradable, for storage purposes only.

**Rent** £19,500 per annum exclusive.

**Service charge Est** As and when works are required to the building

**Buildings insurance** TBC

**Business Rates Circa** Approx. To be assessed but likely no rates payable.

**Terms** Available to let on a new FRI lease for a term to be agreed

**Building Type** Class E use

**VAT** TBC

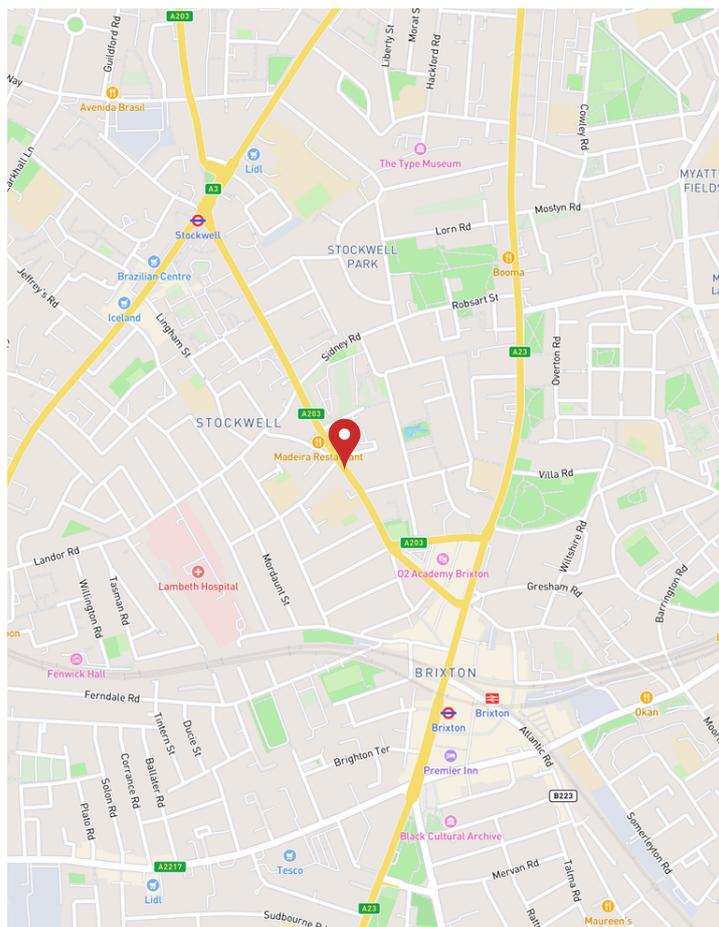
**EPC Rating** B-40

**Size all measurements are approx NIA**

Ground floor - 262 sq ft (24.3 sq m)

Basement - 343 sq ft (31.8 sq m)

Total 605 sq ft (56.2 sq m)



## Contact Owners Sole Agents

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

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