

LONDON

UNIT 9 CANTERBURY IND PARK

297 ILBERTON ROAD

SE15 1NP

LINAYS COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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**LEASE ASSIGNMENT – INDUSTRIAL / WAREHOUSE PREMISES
FULLY FITTED FOOD PREPERATION / DARK KITCHEN UNIT**



Location & Description

Ilberton Road is located within The London Borough of Southwark adjacent to the junction with New Cross Road (A2) providing convenient and easy access into London. The area is well served for transport and popular with commuters. Queens Road, Peckham and New Cross Gate Railway Stations are situated nearby providing regular direct services to London Bridge. Southwark been designated as an area of regeneration with a combined 23,500 new homes, 12,000 new jobs, new parks, and new schools under development. Canterbury Industrial Park is a multi-let estate comprising of 14 units set out at the perimeter edge of a shared yard/forecourt/loading area.

Unit 9 is accessed via a full height roller shutter with integrated pedestrian door ideal for collection/deliveries. Internally the unit is configured to provide fully fitted commercial kitchen space and a full list of fixtures can be seen overleaf. The first floor mezzanine provides office and storage space. The unit is considered suitable for all food businesses, from street food and delivery, to startup kitchens, central production units for established brands, online grocery stores and more. Two allocated car parking spaces are provided.

Total Gross Internal Area: 907sq.ft / 84.2sq.m.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms

The property is available by way of an assignment of our client's existing lease which expires on 22nd March 2027. The lease is granted within the Landlord & Tenant Act 1954 part II thus has the right to renew. The current passing rent is **£25,000 (Twenty Five Thousand Pounds)** per annum. The rent is exclusive of service charge, insurance, business rates, utilities and VAT.

Rating Assessment & EPC

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,112.75 (2025/26 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

EPC: C-73 (9990-2972-0398-2180-1094)

VAT

We have been advised by our clients that VAT **will** be payable upon rental and service charge amounts under current legislation.

Service Charge

A service charge will be levied to cover the cost of repair, maintenance, decoration and management of the common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium. Details available on request.

Fixtures, Fittings & Premium

Quantity	Item
1	Commercial Kitchen Extraction/Flue
1	10 Grid Rational Oven
1	Induction Cooker & Oven
1	Double Basket Pitco Fryer
3	Stainless Steel Table With Foot Shelf
1	Dishwasher
1	Double Door Fridge
2	Single Door Standing Freezer
1	Blast Chiller
1	Walk In Fridge With Racking
1	Decarboniser
2	Double Sinks
5	Four Tier Racks
1	Desk
1	Chair
1	Office Swivel Chair
1	Wanton Machine

Premium: Our client is seeking a premium for the above equipment. Price Upon Application.

Internal Photo



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