Malcolm Martin

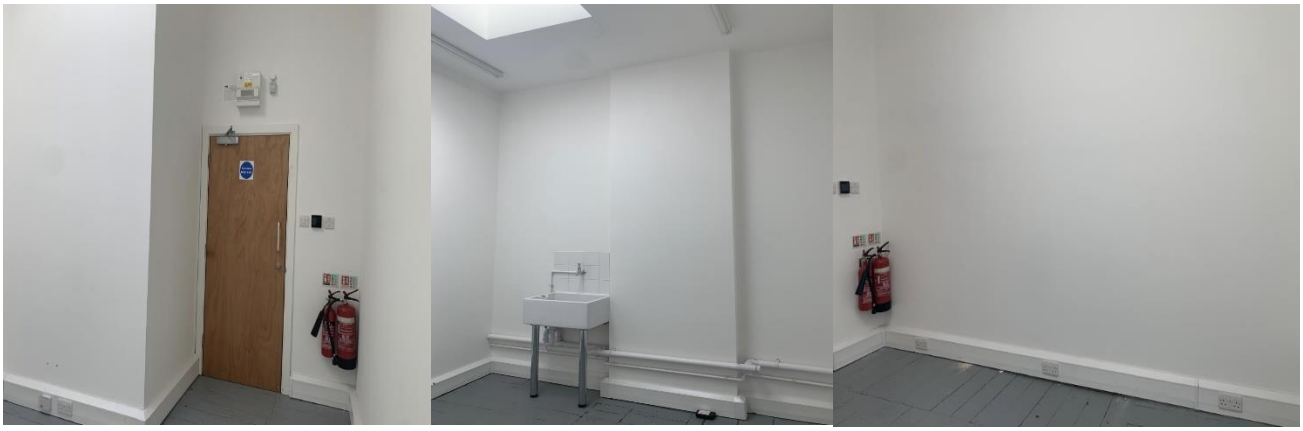
Chartered Valuation Surveyor

Studio To Let

Second Floor, Building 7, Vanguard Court rear of 36-38 Peckham Road, Camberwell, London SE5 8QT

Studio 7-2-02 £499 pcm

A second-floor studio (no lift access). Available to let amongst this successful collection of artists and artisans.



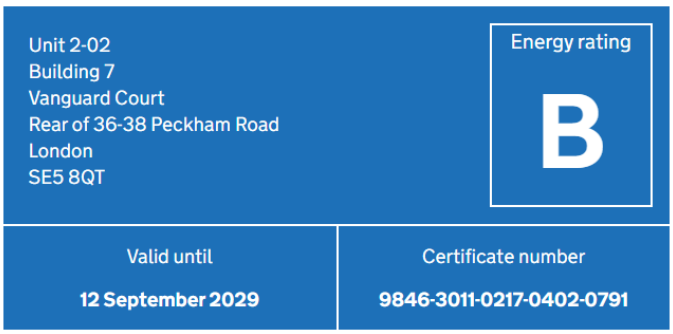
- **Size** approximately 13.56 m² (146 ft²)
- **Maximum amount of wall space free for displays of work etc** by mounting electric sockets in skirting board level conduit so areas are calculated wall to wall.
- **Fibre optic broadband to each unit at various speeds.** Please ask for further information.
- **The Studio is finished in neutral white paint and has an individual Belfast sink**.
- **Electricity** supplied via a pre-pay sub-meter on a MeterPay provided system with easy online payments and management
- **This studio has been fitted with 'daylight' fluorescent tubes.**
- **Two shared toilets** (1 Male & 1 Female) in the common area.

Lease Length occupation of each studio is offered (at tenant's choice) either:

- by way of a Tenancy-at-Will; or
- by way of a Six-Year Fixed Term Lease.

A Tenancy-at-Will is a tenancy that only continues for as long as both landlord and tenant will it to continue. Consequently, there is no 'notice period' and the tenant may leave, or be required to leave, at any time without any notice needing to be given. Further details on request.

	A Six-Year Fixed Term Lease is a lease for that period of time. The landlord may not terminate it before its end (unless the tenant is in breach of its conditions) and, if the tenant wishes to leave, he or she needs to find an alternative, acceptable tenant, to take over the lease.
Repairs and Insurance	Tenant is responsible for all internal repairs (including window and door) and internal decoration and tenant's own 'contents, work and business interruption' insurance. Landlord is responsible for external and structural repairs and decoration (including maintenance and decoration of common parts). Landlord is responsible for buildings insurance (with no claim back from the tenant).
Service Charge	None
Rent Increases	Rent is either reviewable every three years or to increase by 5% every year (at the choice of the tenant).
Deposit	Normal deposit is equivalent of two months' rent, which is £1,497. An additional deposit may be required in some (unusual) cases.
Utility Bills	Tenant is to be responsible for paying for electricity and water rates. There is no gas to the building.
Business Rates	Tenant will be responsible for paying their own rates. As this unit has a Rateable Value significantly less than £12,000 i.e. £2,800, then, provided certain conditions are met (primarily that each tenanted space is being used by the tenant as their sole place of business) then it is likely that no business rates are payable. Further details are available on request.
Pets	We regret that Vanguard Court is not suitable for pets.
Landlord & Tenant Act 1954	the security of tenure provisions of this Act will be excluded, so that at the end of the tenancy or lease the tenant has no right to a new tenancy or lease.
Legal Costs	a tenant's contribution of £450 + VAT is payable for a Tenancy-at-Will or a minimum of £1,500 + VAT for landlord's solicitors' fees (actual figure to be confirmed if required) for a Fixed Term Lease.
EPC	as below (B)



Viewing strictly by prior appointment on 020 8690 3100 or by email:

Chloe Hazell: chloe.hazell@malcolmmartin.net

Protection from Unfair Trading Regulations 2008 (CPRs)
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.