

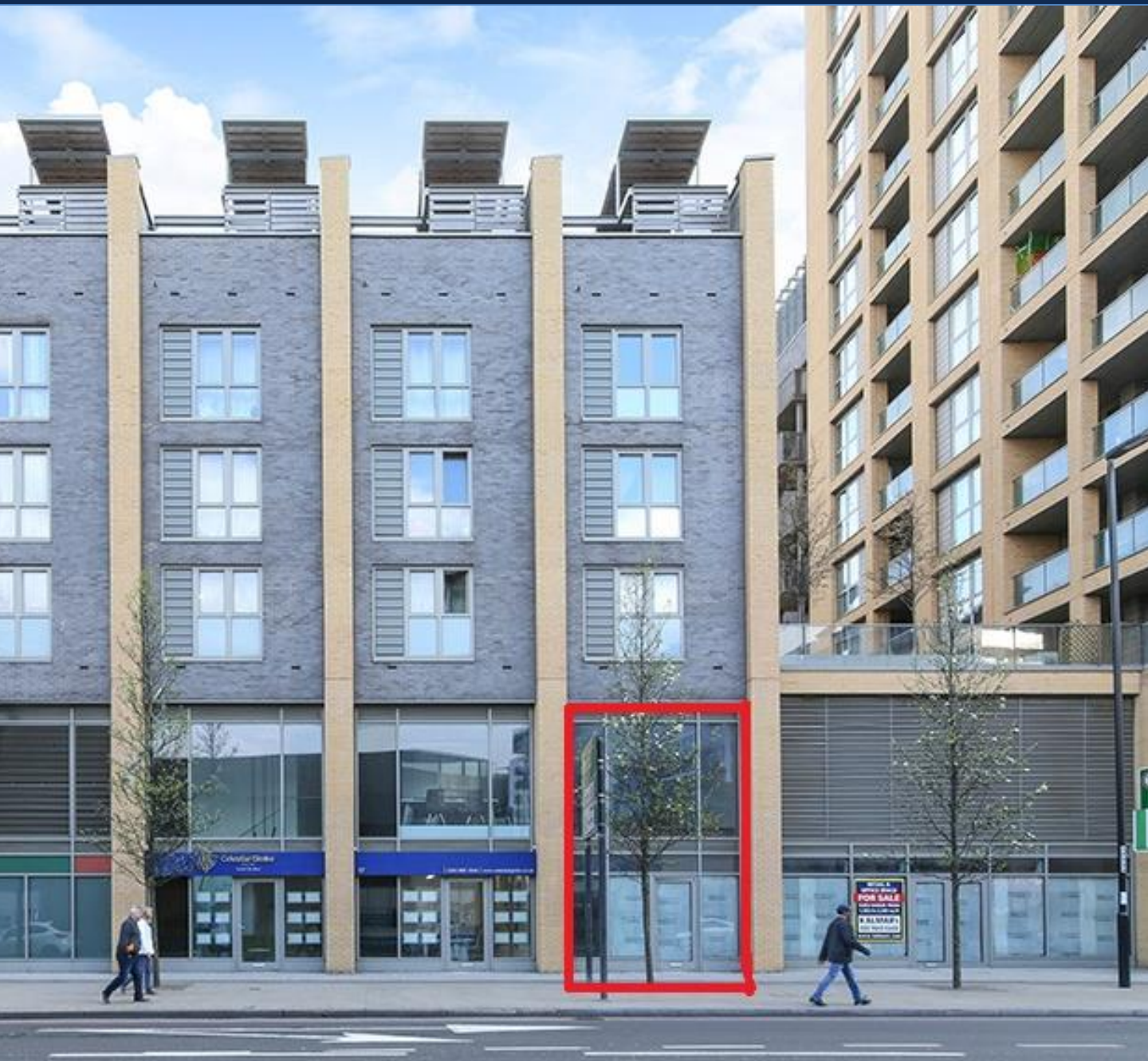
# A1,A2 and B1 UNIT TO LET

768 SQ FT (71.3 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



57 LOAMPIT VALE, LEWISHAM, LONDON, SE13 7LL

# A1,A2 and B1 UNIT TO LET

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## LOCATION

The property is located within the Barratt London's Renaissance development on Loampit Vale which is at the heart of the Lewisham regeneration scheme. There is a new leisure centre and over 700 new flats in this development alone.

Lewisham Retail Park, which includes Mothercare, Matalan, Carpetright and Sports Direct, is situated directly across the road from the unit. Sainsbury's have recently moved in one door down from the unit and Lewisham Shopping Centre is approximately 0.4 miles to the East.

## TENURE

New lease available on flexible terms.



## DESCRIPTION

The unit benefits from double height space on part of the unit and 5m frontage facing Loampit Vale. The property currently measures 768 sq ft across the ground and first floor levels.

The unit is available in shell condition with a staircase already built and capped off services ready for the occupier to fit to their requirement.

## USE

Currently A1, A2 and B1 use.

## RENT

Seeking offers in the region of £25 psf, or £19,200 per annum.

## VAT

VAT will be applicable on the property.

## VIEWING

By appointment through sole agents.

## COSTS

Rateable Value – Business rates are yet to be determined.

Service Charge – Service charges are yet to be determined.

Legal Costs – Both sides will be responsible for their own legal costs.

## CONTACT

KALMARs COMMERCIAL

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