

**A1,B1, D1 UNIT
TO LET**

2,334 SQ.FT. (216.84 SQM)

KALMARs

COMMERCIAL

020 7403 0600



UNIT F1, 1 ELMIRA ST, LONDON, SE13 7FW

A1, B1, D1 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 with the new Leisure Centre and over 700 new flats in this development alone.

Lewisham Retail Park which boasts Mother Care, Matalan, Carpet Right and Sports Direct as tenants, 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

Unit F1 benefits from double height space on part of the unit and an double frontage facing Loampit Vale.

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

The property currently measures 2,334 sqft but has room for a new mezzanine to expand to 4,000 sqft.

USE

Currently A1, B1 and D1.

RENT

Seeking offers in the region of £25 psf.

VAT

VAT will be applicable on the property.

VIEWING

By appointment through joint 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.

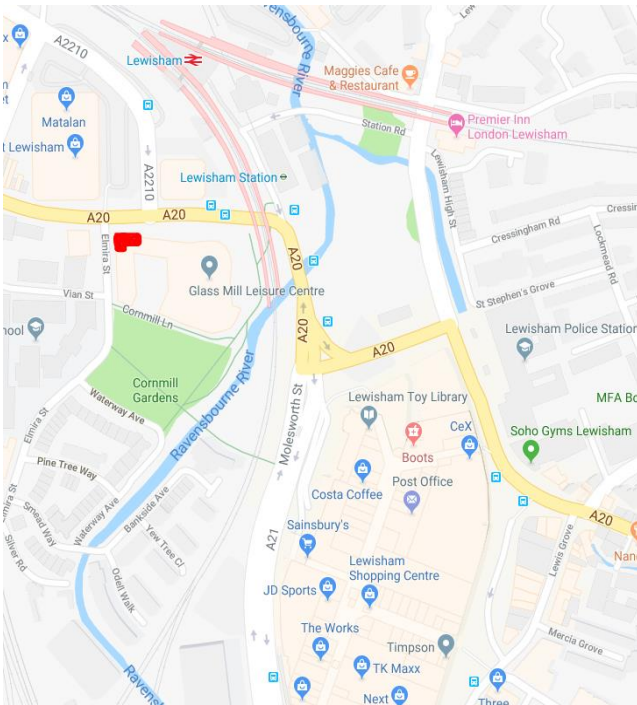
CONTACT

KALMARs COMMERCIAL

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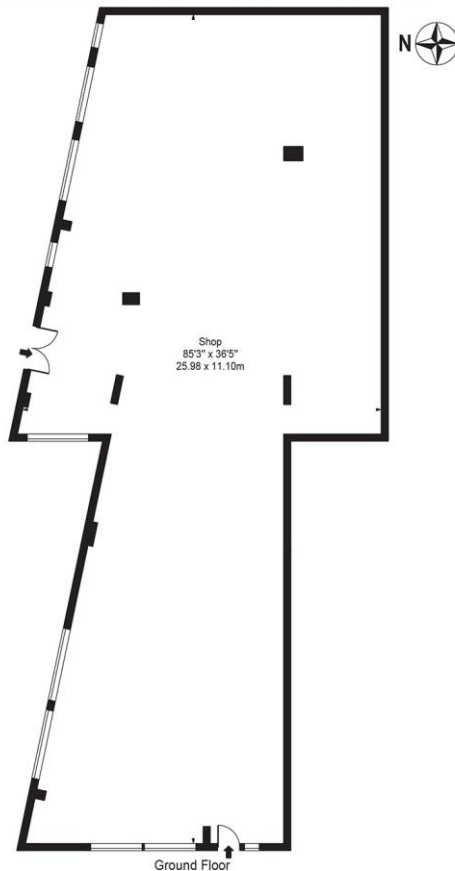
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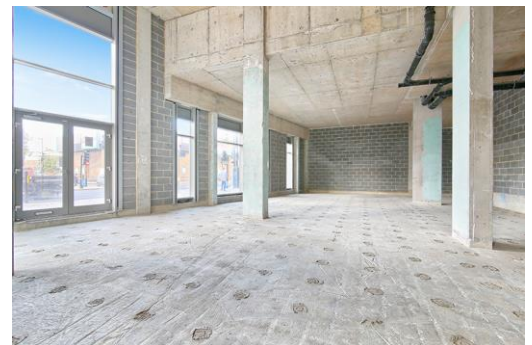
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Elmira Street, SE13 7GP
Approx. Gross Internal Area 2334 Sq Ft - 216.84 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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