

TO LET

GROUND FLOOR COMMERCIAL UNIT

A1/A2/A3/A5/B1 & D1 USES

POSSIBLE D2 USE SUBJECT TO PLANNING

434 OLD KENT ROAD, LONDON, SE1 5AG

3,000 SQ. FT (283 SQ. M) APPROX



Currell

020 7354 5050

Location

The development is located on Old Kent Road (A2), close to its junctions with Glengall Road and Ossory Road. The immediate surrounding area is a mix of commercial and residential occupiers with a large Asda superstore almost next door. Old Kent Road is a very busy road.

Numerous bus routes run along Old Kent Road to Elephant & Castle Underground Station and also South Bermondsey train station is less than half a mile to the north east of the subject property.

Description

Comprises a ground floor commercial unit within this new mixed use commercial and residential building which fronts Old Kent Road,

Provides open plan trading space with the benefit of A1/A2/A3/A5/B1 and D1 uses and would be suitable for a wide variety of different retail and office operators.

The unit has a massive frontage onto Old Kent Road with good natural light and ceiling height and is being offered in shell condition with capped services and glazing installed.

Accommodation

We have not undertaken on-site measurement but understand the gross internal area is:

Ground Floor 3,000 sq. ft 283 sq. m

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rental

Only £70,000 per annum exclusive of business rates, service charge and VAT.

Business Rates

To be advised.

Service Charge

To be advised.

Legal Costs

Both parties' legal costs to be borne by the incoming tenant.

Viewing

Strictly by appointment through sole agents.

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