

The USP logo is displayed in a large, bold, white sans-serif font. The letters 'U', 'S', and 'P' are connected, and a small black dot is positioned to the right of the 'P'. The logo is set against a semi-transparent red rectangular background that covers the left side of the image.

USP.

Harold Moody Heath
Centre, Thurlow Street,
London, SE17 2GN

**Commercial Unit To Let -
Various Uses Considered**

6,200 SQ FT GIA

Available Immediately

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)
3rd Floor	Available	6,200
Terrace	Available	2,700

Amenities

All uses considered

Large self contained terrace

Various bus routes service the area

Forms part of the Harold Moody Health Centre

Offered in shell ready for tenant fit out

DDA compliant access

Fully inclusive rent

Lift access

Excellent natural light

Own entrance





Description

A self contained community space with large roof terrace

The Third Floor at Harold Moody Health Centre presents a rare opportunity to secure approximately 6,200 sq ft of flexible commercial space, complemented by an exceptional 2,700 sq ft private terrace. Offered in shell condition, the space provides incoming occupiers with a blank canvas to deliver a bespoke fit-out tailored to their exact operational requirements.

Positioned within a well-established community health hub in the heart of SE17, the accommodation benefits from strong local connectivity and a steady flow of footfall, making it suitable for a wide range of occupiers. Uses will be considered on a flexible basis, including office, medical, wellness, education, studio and alternative commercial uses (subject to planning).

This is an ideal opportunity for occupiers seeking a distinctive space with outdoor amenity, in a well-connected and community-focused South London location.

Harold Moody Health Centre,
Thurlow Street, London, SE17 2GN

Further Information

A new lease is available direct from the landlord.

Rent

£150,000pa Inclusive of Service Charge

Service Charge

The rent is inclusive of service charge

Rates

Please rely on your own investigations.

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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