

# A1 RETAIL TO LET

833 SQ.FT. (82.03 SQM)

**KALMARs**

COMMERCIAL

020 7403 0600



UNIT A, ARCH STREET, ELEPHANT AND CASTLE  
SE1 6AF

# A1 RETAIL TO LET

833 SQ.FT. (82.03 SQM)

**KALMARs**

COMMERCIAL

020 7403 0600

## LOCATION

Located within an area of regeneration, the unit in Elephant and Castle is amongst a £9 billion regeneration. Both public and private investors have improved infrastructure and housing.

Only 0.2 miles from Elephant and Castle tube station, which services the Bakerloo and Northern Lines, the unit is found on a side street which runs parallel to a parade of arches.

## TENURE

A new lease will be available on flexible terms.

## DESCRIPTION

The unit is currently in shell condition. With large ceilings, there is potential to add in a mezzanine. It benefits from electronic shutters, dual aspect windows, a small bathroom and shower along with a separate access for goods delivery.

## USE

Currently A1, however the landlords would consider change of use.

## RENT

Seeking offers in the region of £27,000 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

Gregory Giessen

0207 403 0600

Gregg@Kalmars.com



**UNIT A, ARCH STREET, ELEPHANT AND CASTLE  
SE1 6AF**

# A1 RETAIL TO LET

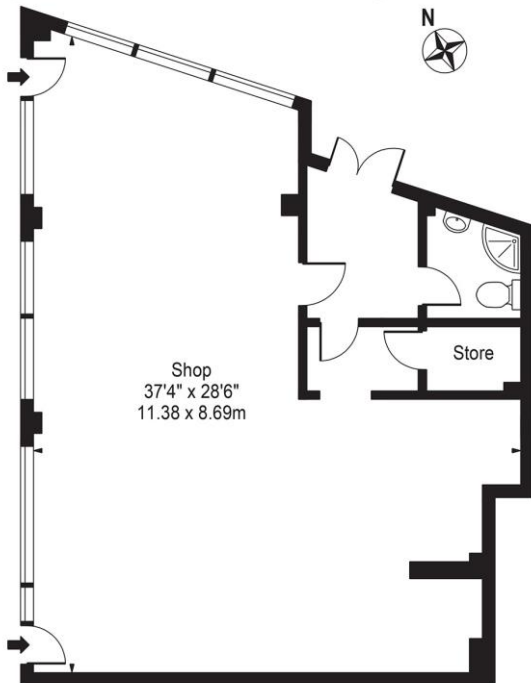
833 SQ.FT. (82.03 SQM)

**KALMARs**

COMMERCIAL

020 7403 0600

Arch Street,  
Elephant and Castle, SE1 6AF  
Approx. Gross Internal Area 883 Sq Ft - 82.03 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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.



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

**UNIT A, ARCH STREET, ELEPHANT AND CASTLE  
SE1 6AF**