



# A1 / A3 UNIT TO LET IN DULWICH

**115 LORDSHIP LANE, EAST  
DULWICH, LONDON, SE22 9DQ**

## **Location:**

A rare opportunity to acquire a unit within Dulwich's prime retail area.

Lordship Lane holds host to many multi-national occupiers such as Caffe Nero, White Stuff, Oliver Bonas and Co-op. East Dulwich (Overground Station) is also situated within a short walking distance from the property.

## **Accommodation:**

The unit is currently arranged over ground floor only and has the following approximate net internal areas:

**Ground Floor: 1,829 sq. ft. (169.91 m<sup>2</sup>)**

Planning has been obtained to increase the size of the unit to **2,020 sq. ft.** and consideration would be given to a split of the unit.

## **Use:**

The unit currently benefits from A1 planning consent. However, consideration would be given to A3 use, subject to planning.

## **Rent:**

£93,500 per annum exclusive.



## **Lease:**

The premises are available by way of a new full repairing and insuring lease subject to 5 yearly upwards only rent review.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **EPC:**

Available upon request.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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