



***CONFIDENTIAL -
STAFF UNAWARE***

Arch 80
Scoresby Street
Southwark
London
SE1 0XN

Local Occupiers include:



A3/A4 Opportunity in close proximity to Southwark Underground Station

TO LET

2,514 sq ft (234 m²)



Location

Arch 80 is located on Scoresby Street, to the east of Blackfriars Road (A201) opposite Southwark Underground Station. The premises are located along a row of arches which include, Num Nums, Origin Coffee, Electirc Theatre and Nando's. There is a pedestrian cut through to Great Suffolk Street and the end of Scoresby Street leads on to Gambia Street and Union Street.

Directly in-front of the arch is the new Low-Line project which aims to transform the public realm by opening a car free walkway that runs along the front of the Bankside railway arches.

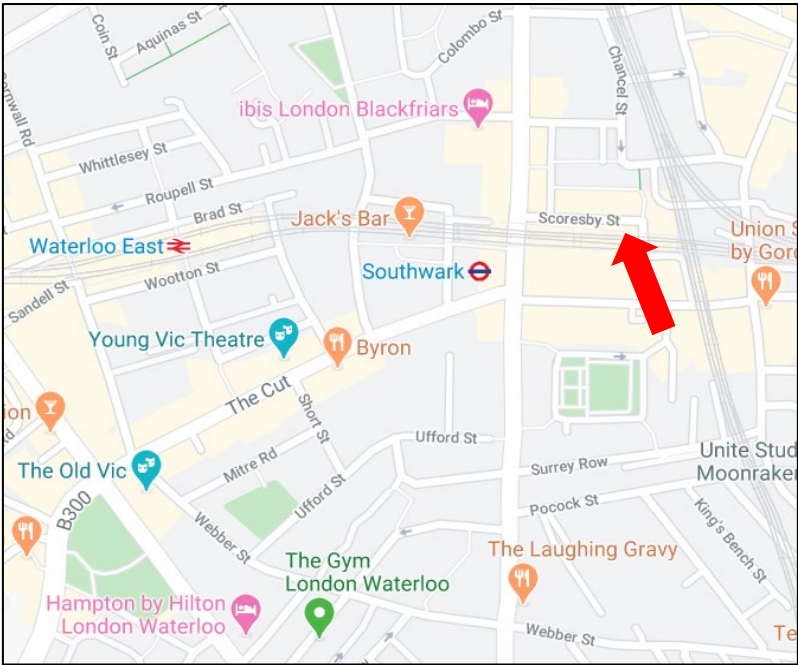
The subject arch is located approximately a 2-minute walk from Southwark Underground Station and approximately a 5-minute walk from Blackfriars Bridge.

Floor Areas (Gross Internal Area)

Arch	Sq ft	(m ²)
80	2,514	(234)
Total	2,514	(234)

Legal Costs

Each party is to bear their own legal costs.



Description

The premises comprise a large brick arch with a reasonable height, with a ground level and mezzanine storage at the rear. On the ground floor there are two additional alcoves, accessible via separate jack arches with a height of x. Internally, the unit benefits from the following amenities; W/C Facilities, 3 phase power and concrete floor and strip lighting. Externally, to the front of the unit there is a small amount of outside seating whilst at the rear of the property the unit benefits from a shared yard, suitable for parking, deliveries and/or storage.

Terms

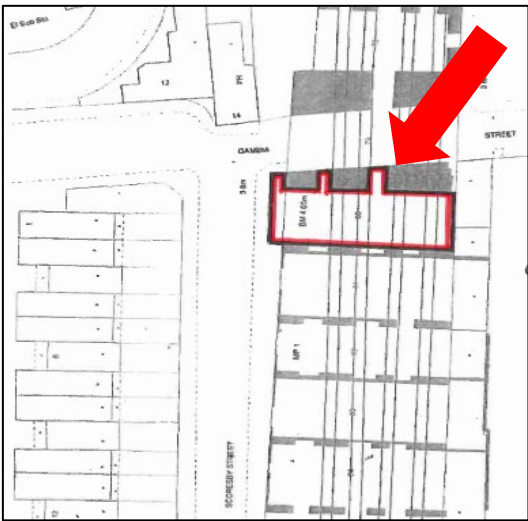
The arch is available on a new lease directly from the landlord on terms to be agreed. Offer are invited in excess of **£34.50 psf exclusive**. Rents will be plus VAT.

Licences

There is an existing premises license permitting the sale of alcohol between 10:00-23:00 Monday to Saturday. Between 12:00-22:30 on Sunday's.

Rates

Interest parties are advised to make their own enquires via the London Borough of Southwark.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property May 2020.

Viewing

Viewings are available strictly by appointment through sole agents:

Jonathan Hay
Jonathanh@grantmillswood.com

George Williams:
Georgew@grantmillswood.com





Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501