

**A1/B1 UNIT  
FOR SALE / TO LET  
4,796.2 SQ FT (445 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**196 SOUTHWARK PARK ROAD, LONDON  
SE16 3RP**

**\*\*Computer Generated Image Above**

# A1/B1 UNIT FOR SALE / TO LET

4,799 SQ FT (445 SQ M)

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## LOCATION

Located on the corner of Southwark Park Road and St James Road, the property benefits from a prominent position within the commercial hub of The Blue.

The property is 0.6 miles from Bermondsey station which is serviced by the Jubilee line.

## TENURE

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

The long leasehold (125 years) will be subject to service charge contributions.

## VAT

VAT will be applicable on the property.

## PRICE / VALUE

Unit	Use	Size			Rent	Price
		1st	Grd	Bsmnt		
A	A1	0	518	260	£18,500	£275,000
B	A1	0	442	405	£18,000	£250,000
C	A1	0	374	415	£18,500	£235,000
Office	B1	1,950	121	314	£60,000	£850,000

## COSTS

Ratable Value – Business rates are yet to be assessed.

Service Charge – yet to be determined.

Legal Costs – Both sides will be responsible for their own legal costs.

## DESCRIPTION

The recently completed units are offered in shell and core condition.

The retail units are split between ground and basement levels and total 2,414 sq. ft. The main open plan area of the office is found on the first floor measuring 1,950 sq. ft. with a bike storage in the basement.

Planned completion is set for May 2019.

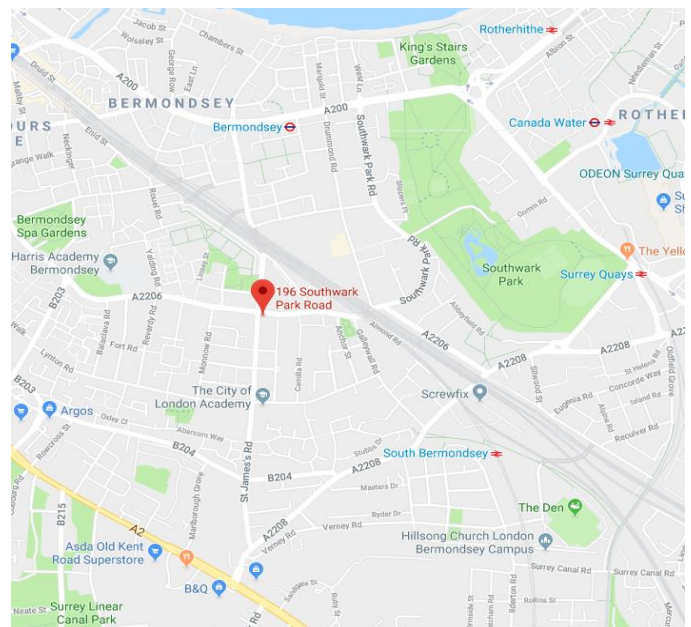
## CONTACT

KALMARs COMMERCIAL

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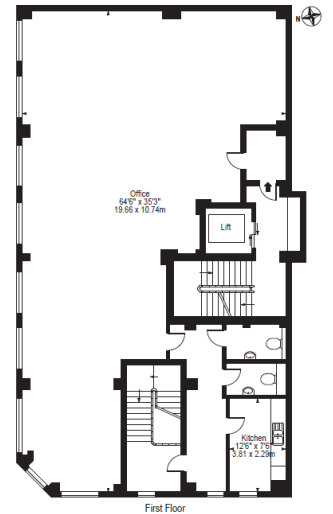
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## Property Under Construction & Floorplans

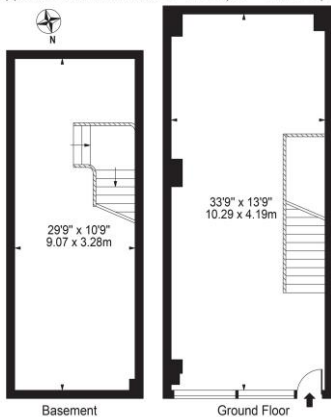


### OFFICE (1<sup>st</sup> Floor)



### RETAIL UNIT A

Southwark Park Road, SE16  
Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M



For Illustration Purposes Only - Scale 1:50 at A4 - Floor Plan by InterDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general guide for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice (2018).

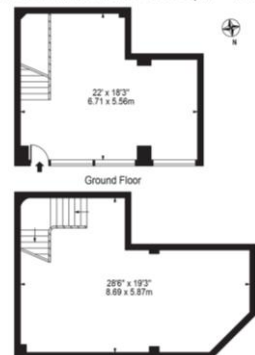
### RETAIL UNIT B

Southwark Park Road, SE16  
Approx. Gross Internal Area 848 Sq Ft - 78.78 Sq M



### RETAIL UNIT C

Southwark Park Road, SE16  
Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M



## 196 SOUTHWARK PARK ROAD, LONDON, SE16 3RP

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.