

# TIVERTON STREET

ELEPHANT & CASTLE  
SE1 6FX

/// [moving.discrepancy.newest](http://moving.discrepancy.newest)

## TO LET

NEWLY REFURBISHED  
RETAIL, FOOD & BEVERAGE,  
OFFICE, WORKSHOP,  
& LIGHT INDUSTRIAL UNITS

C. 1,300 SQ FT



# SPACE TO THRIVE @

## TIVERTON STREET

**Three newly refurbished retail, cafe, and light industrial units in Elephant & Castle, located off Newington Causeway.**

Each unit boasts a glazed frontage and a fully lined interior. The glazing allows for plenty of natural light in and maximum visibility from the square outside. Electric roller shutters have been installed, providing security to the unit overnight.

3-phase power and WCs have been installed internally, along with a fire door to the back of each unit.

The units are located directly across from a hotel, benefitting from guaranteed daily footfall.

These units have E Class planning, suitable for a variety of small or medium-sized businesses including cafes, retail shops, workshops, and other light industrial businesses.



ARTISAN BLEND

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Blue square sign with a white 'P' and a wheelchair icon, indicating a parking space for disabled people.

# LOCATION

**CONVENIENTLY LOCATED ON  
A PEDESTRIAN THOROUGHFARE  
CONNECTING NEWINGTON  
CAUSEWAY AND TIVERTON STREET  
IN ELEPHANT & CASTLE.**

Elephant & Castle has benefitted from multiple regeneration projects recently, and the area directly around Tiverton Street has a high residential population. London South Bank University and UAL London College of Communication are both just a few minutes' walk from Tiverton Street.

Elephant & Castle Station is a 4-minute walk away.

# TRAVEL TIMES

Newington  
Causeway



2 mins  
(463 ft)

Elephant & Castle  
Station



4 mins  
(0.2 mile)

Borough  
Station



9 mins  
(0.4 mile)





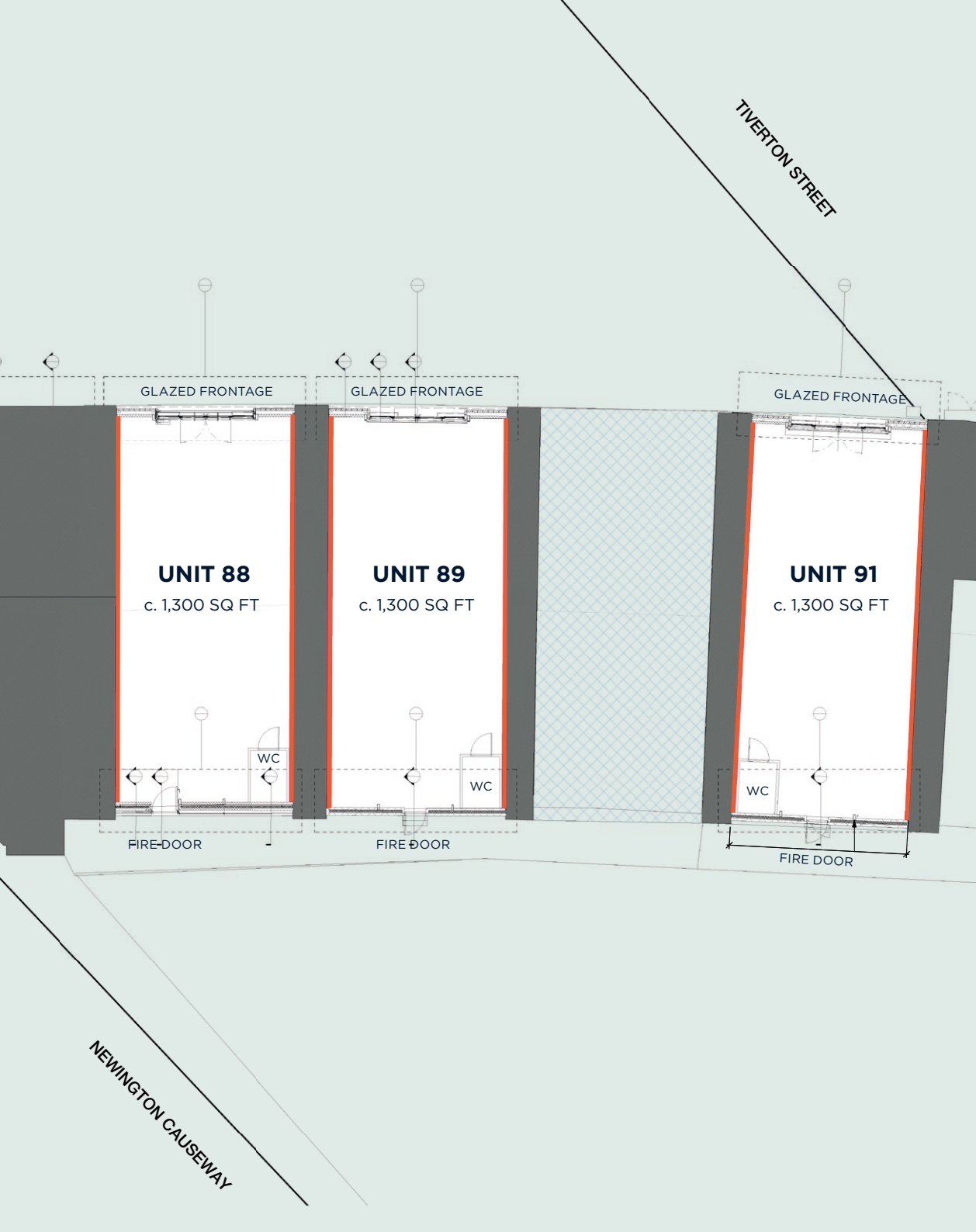
Indicative image only

# ACCOMMODATION

UNIT	SQ FT	RENT PA
88	1,300	£42,000
89	1,300	£42,000
91	1,300	£42,000

- Newly refurbished retail, cafe, or light industrial units underneath the arches, offering a unique space for your business in the heart of Elephant & Castle.
- Located directly opposite a large hotel, and in a highly residential area benefitting from guaranteed footfall daily.
- Full height glazing to the front of the units allows plenty of natural light in and maximum visibility from the square outside.
- Electric roller shutters provide high levels of security to the unit overnight.
- Reinforced slab to support mezzanine installation by incoming occupier if required.





# SPECIFICATION



**Fully**  
refurbished



**Glazed**  
frontage



**Electric**  
roller  
shutters



**WC**  
facility



**LED**  
lighting



**Good**  
ceiling height



**Great**  
location



**24/7**  
access

## COSTS PER ANNUM

Unit	Rent (pa)
88	£42,000
89	£42,000
91	£42,000

Service charge, insurance, and business rates to be confirmed upon unit completion.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

We are targeting a B rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent Union Street Partners:

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**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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