



TO LET

FLOOR PLATES AVAILABLE IN HISTORIC BUILDING IN THE HEART OF ELEPHANT AND CASTLE
SUITABLE FOR BUSINESS CLASS E (OFFICES, GYM, MEDICAL, CLINICAL, RETAIL ETC.)

EDUCATIONAL USES WILL BE CONSIDERED

THE PREMISES HAS F1 EDUCATIONAL USE SECURED

SUBJECT TO FREEHOLDERS CONSENT

7,631 SQ FT
Ground & First Floors

RIB

ROBERT IRVING BURNS



LONDON EYE

IMPERIAL WAR MUSEUM

UNCLE BUILDING

ONE BLACKFRIARS

251 SOUTHWARK BRIDGE ROAD

STRATA

ELEPHANT PARK

THE SHARD

KENNINGTON

WATERLOO

THE SOUTHBANK

BLACKFRIARS

ELEPHANT & CASTLE

MANOR PLACE DEPOT

LARCOMHOUSE

BOROUGH

LONDON BRIDGE

Location

Located at the northern end of Walworth Road, Larcom House is situated on the corner of Larcom Street immediately adjacent to the centre of Elephant and Castle's £4bn+ regeneration transformation. Walworth Road is Elephant and Castle's high street and is home to around 400 businesses and more than 5,000 people. The area is known for its eclectic mix of supermarkets, big name retailers, pubs and restaurants. The traditional streetscape of red brick facades and Georgian terraces has evolved through recent completed developments such as Strata Tower and Printworks, with General Projects joint venture with Southwark Council set to restore the adjacent Newington Library and Walworth Town Hall. In addition, the proposed expansion to the Bakerloo Line will deliver more than 25,000 new homes and 10,000 jobs across Southwark and Lewisham.

TRAVEL

Excellent transport links with a PTAL rating of 6b (best).



UNDERGROUND AND OVERGROUND WITHIN 0.3 MILES (6 MIN WALK)



ACCESS TO NORTHERN, BAKERLOO AND NATIONAL RAIL SERVICES



28 BUS ROUTES



EXTENSIVE CYCLE ROUTES



THE STRATA



THE MINISTRY WORKSPACE



CASTLE SQUARE



MINISTRY OF SOUND



HERMANOS



EAST STREET MARKET

Description

Larcom House was built in 1937, originally as the Health Services Department of the Metropolitan Borough of Southwark and today is the area's principal NHS doctor's surgery. Comprising a Grade II listed building of 25,112 sq ft (NIA), the property was constructed of red brick and characterised by art-deco external detailing. Arranged over lower ground, ground and two upper floors, the main elevation runs along Larcom Street, with a secondary frontage to Walworth Road, and the rear elevation, on Ethel Street.

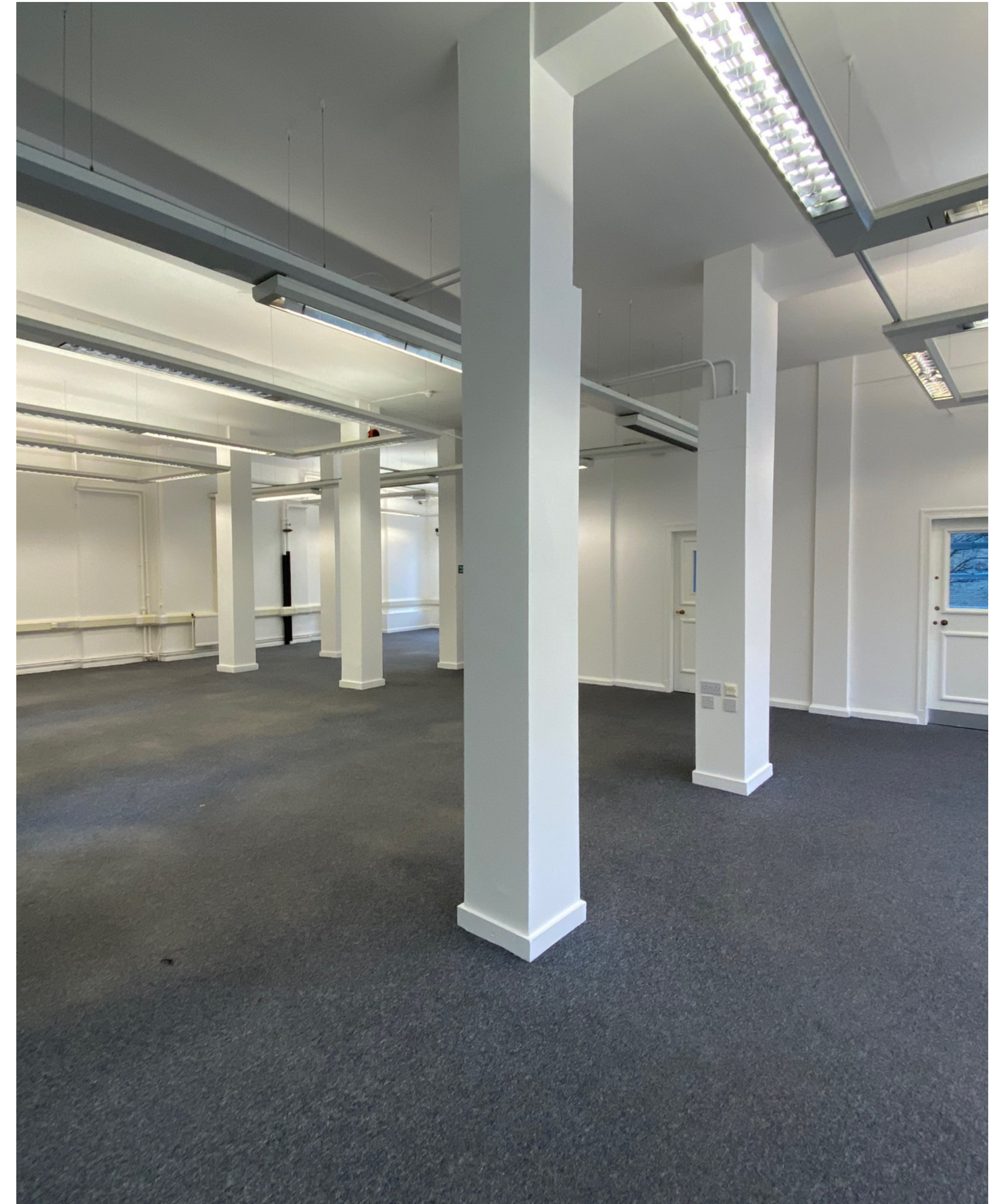
The available floors are Ground and 1st Floor.

Internally the property retains its exceptional volumes, with ceiling heights of c.3m throughout and critical double glazing on its elevations.

SPECIFICATIONS

- Passenger Lift
- Carpeted Flooring
- Strip Lighting
- Fitted Kitchenette (Both Floors)
- Internal WCs
- Great Natural Light
- Fibre Line In (Not Tested)



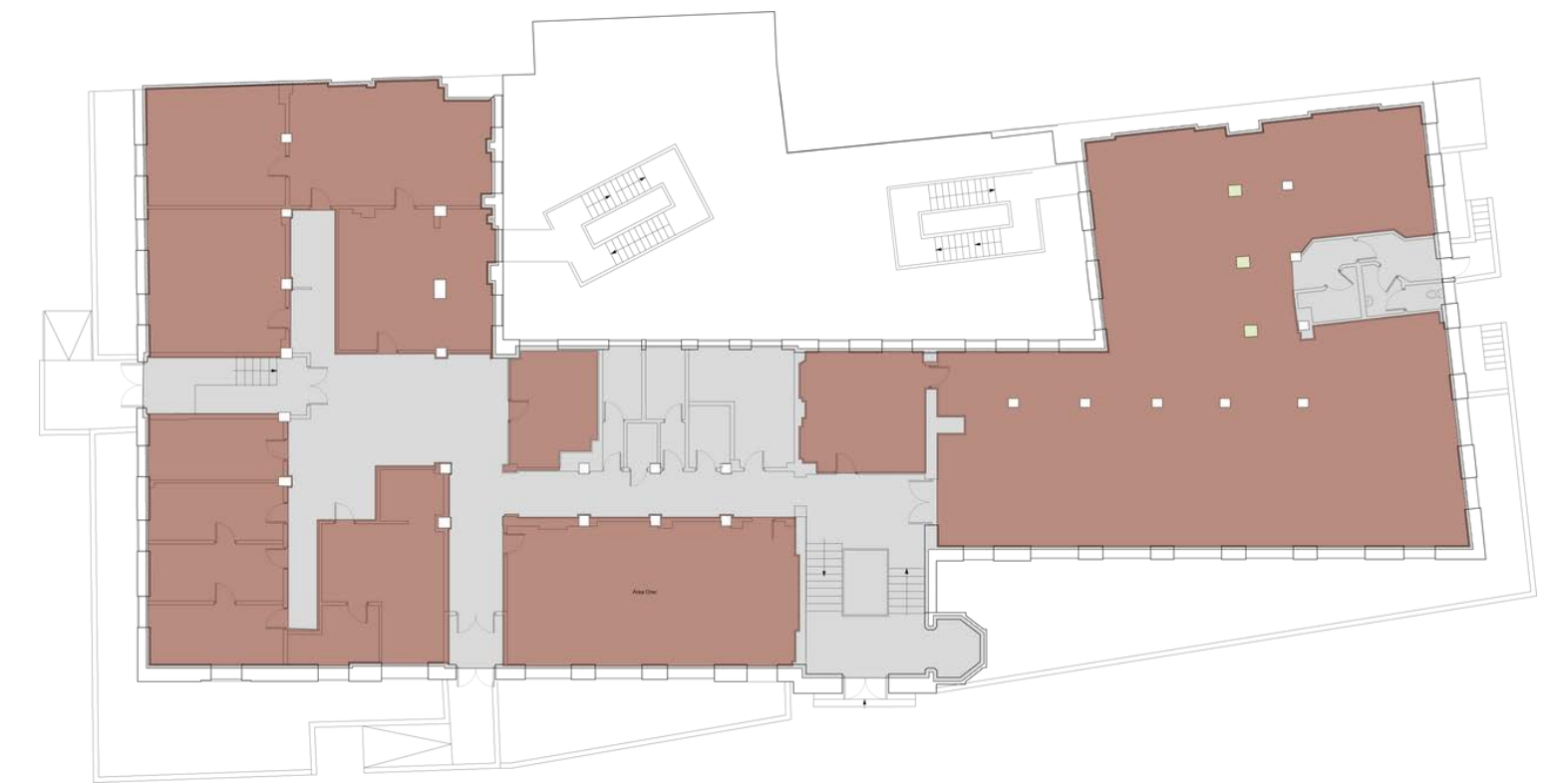


Financials

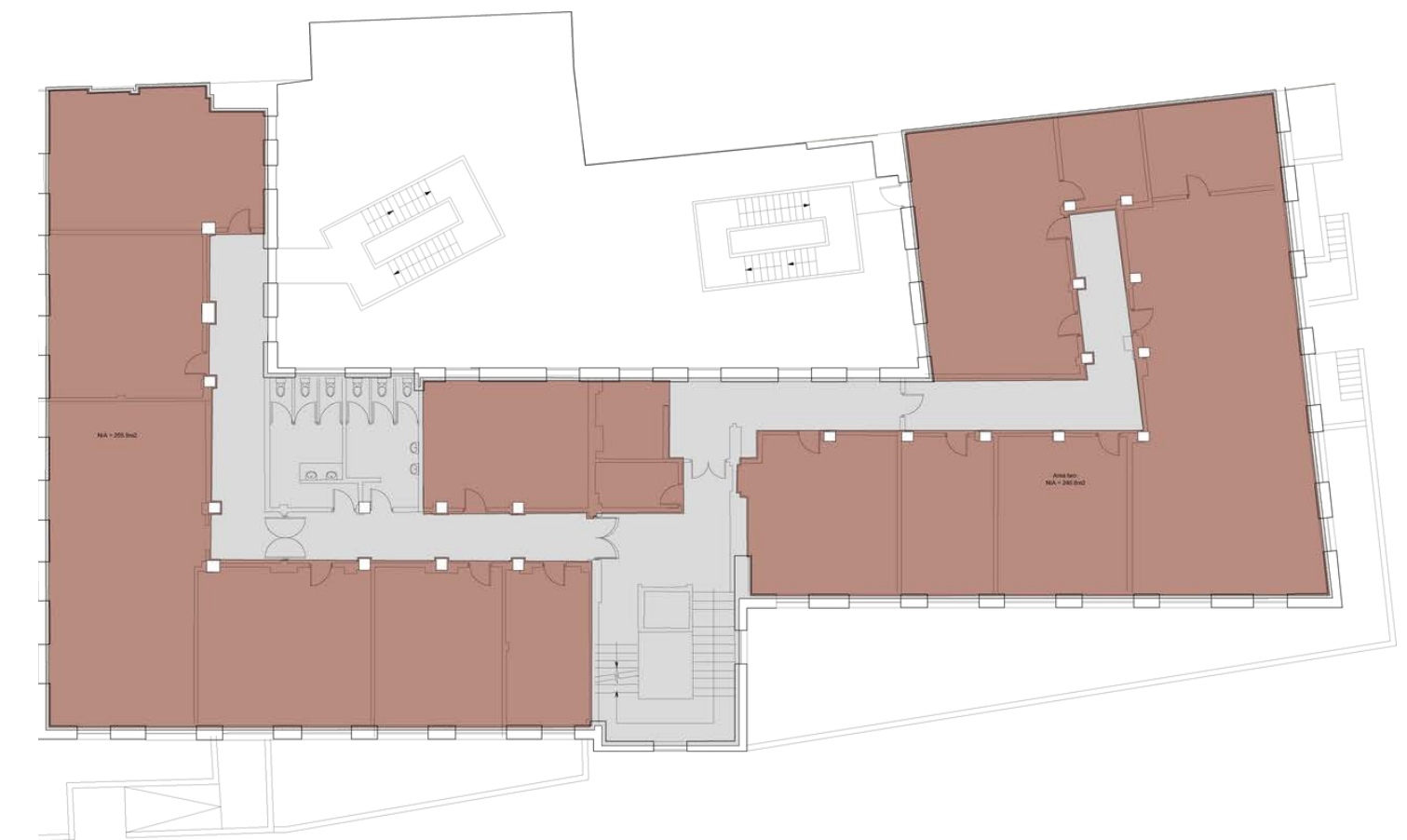
Floor	Ground Floor	First Floor	Total
Size SQFT	2,765	4,866	7,631
Quoting/Passing Rent (p.a.) excl.	£62,215	£97,318	£159,533
Estimated Rates Payable (p.a.)	£22,455	£43,264	£65,719
Service Charge (p.a.)	TBC	TBC	TBC
Estimated Occupancy Cost excl. (p. a.)	£84,670	£140,582	£225,252

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Floor Plans



UPPER GROUND FLOOR



TYPICAL UPPER FLOOR

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has an EPC rating of D-94.

FLOOR PLANS

Available on request.

VAT

The property is not elected for VAT.

CONTACT US

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The logo for Robert Irving Burns (RIB) consists of the letters 'R', 'I', and 'B' in a stylized, white, serif font. The 'I' is positioned between the 'R' and 'B' and is slightly smaller and more condensed.

ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.
April 2024