

**MUTI-USE RETAIL UNIT**

**TO LET**

**3,012 - 4,170 SQ FT (280 - 387 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**644-646 OLD KENT ROAD, LONDON, SE15 1JB**

## LOCATION:

Old Kent Road benefits from a mixture of national and independent retailer such as Lidl, McDonalds and Enish. There are many buses linking to underground services at Elephant and Castle and over ground services from South Bermondsey.

The unit finds itself amongst the Old Kent Road Regeneration scheme which is aimed at delivering 20,000 new homes, 10,000 new jobs, green spaces, 3 new tube stations, 1 new town centre 7,000 new affordable homes and a new college/university.

## DESCRIPTION:

A prime positioned, corner unit that has very high passing trade makes the unit suitable for a wide range of uses (retail/office)

The owner has recently completed some remedial works so a potential occupant can complete to a suitable specification and arrangement.

Key features:

- Multi-use commercial unit (Class-E) suitable for a wide range of tenants
- 3,012sqft over ground (1,580sqft) and basement (1,433sqft) floors
- Excellent road frontage and frequent passing trade
- Queens Road Peckham and South Bermondsey stations just 0.7 miles away





**SIZE: 3,012 - 4,170 Sq Ft (280 - 387 Sq M)**



**RENT: £45,000 New Lease**



**COSTS:**

**RATES PAYABLE:** Estimated to be £14,400pa.

**VAT:** VAT is payable on the rent and service charge.

**LEGAL COSTS:** Both parties to pay their own legal costs.



**VIEWINGS:**

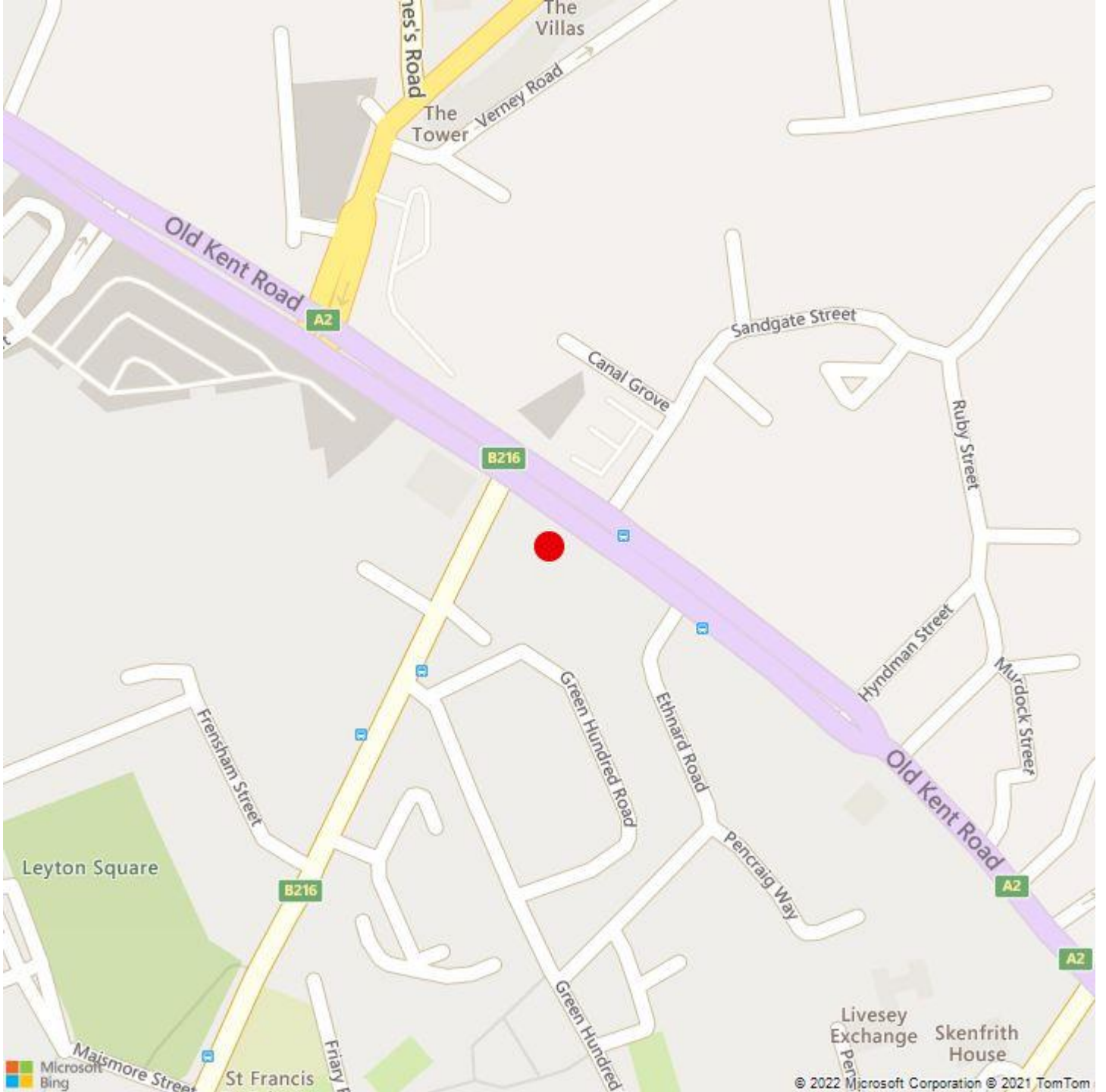
By arrangement with the owner's sole agents KALMARs Commercial.



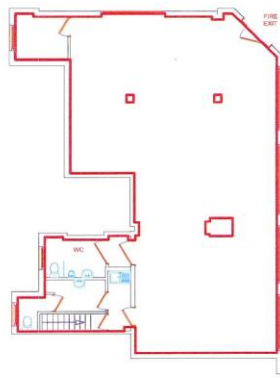
**CONTACT:**

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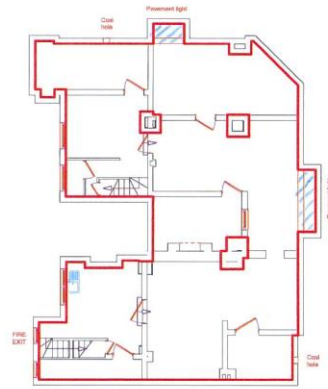




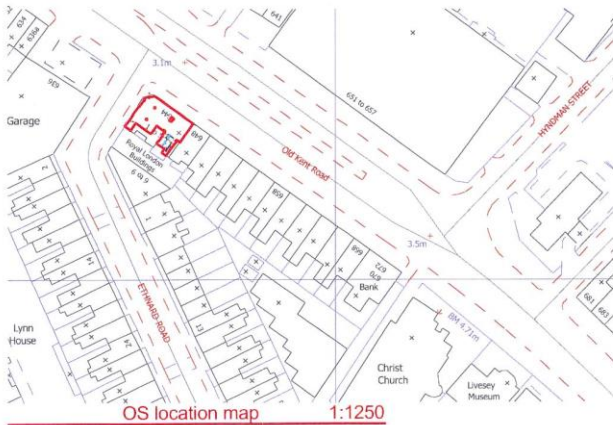
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Ground floor 1:200



Basement 1:200



OS location map 1:1250



Plan scale 1:200

*Handwritten signatures and initials*

Revision	
 Cubico Ltd 61 The Street, Uley Gloucestershire, GL17 3JL 01453 860576 www.cubico.biz	
Job title <b>Old Kent Road</b>	
Site address	644/ 672 Old Kent Road London SE15 1JF
Client	
<b>Threadneedle Pensions Ltd</b>	
Drawing title	<b>Lease plan</b>
<b>444-445 Basement and Ground</b>	
Drawing status	
<b>Survey</b>	
Drawn by	1st Survey 2nd Survey
TC	07/02/07
Scale	Issue Date
1:200 @ A4	08/01/07
Dwg No.	1235/01/01
File No.	1235 current V10.pln

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