

**MULTI-USE UNIT  
TO LET**

**2,652 SQ FT (246 SQ M)**

**KALMARs**


COMMERCIAL

020 7403 0600



**382-384 WALWORTH ROAD, LONDON, SE17 2NG**

## LOCATION:

 Worth Road is a busy high street with many established businesses such as Marks and Spencer's, Morrisons and McDonald's. It's a 5 minute bus journey from the ever changing Elephant and Castle and as 3 minute walk from Burgess Park.

## DESCRIPTION:

This unit comprises an open-plan retail space split over a ground floor and basement, with a toilet, kitchenette and access from the rear.

The property falls under Use-class E.





**SIZE: 2,652 Sq Ft (246 Sq M)**



**RENT: £45,000 New Lease**



**COSTS:**

LEGAL COSTS: Incoming tenant to pay the landlord's legal and Surveyor fees



**VIEWINGS:**

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



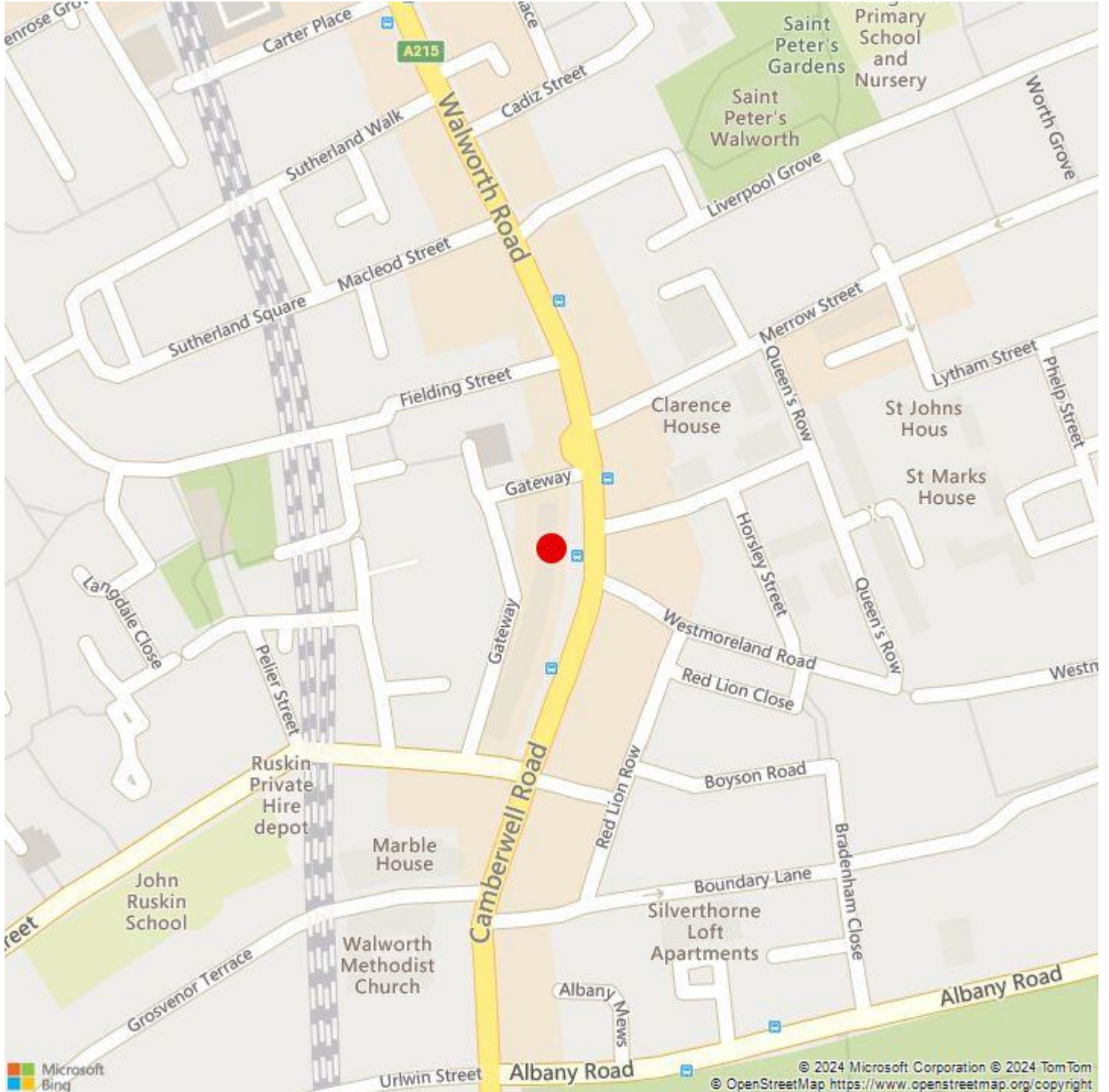
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**KALMARs**

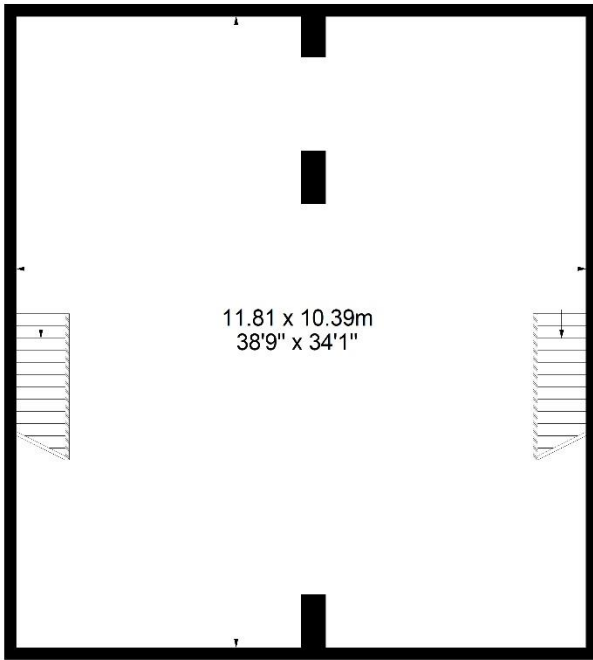
SOUTH LONDON'S LEADING AGENTS



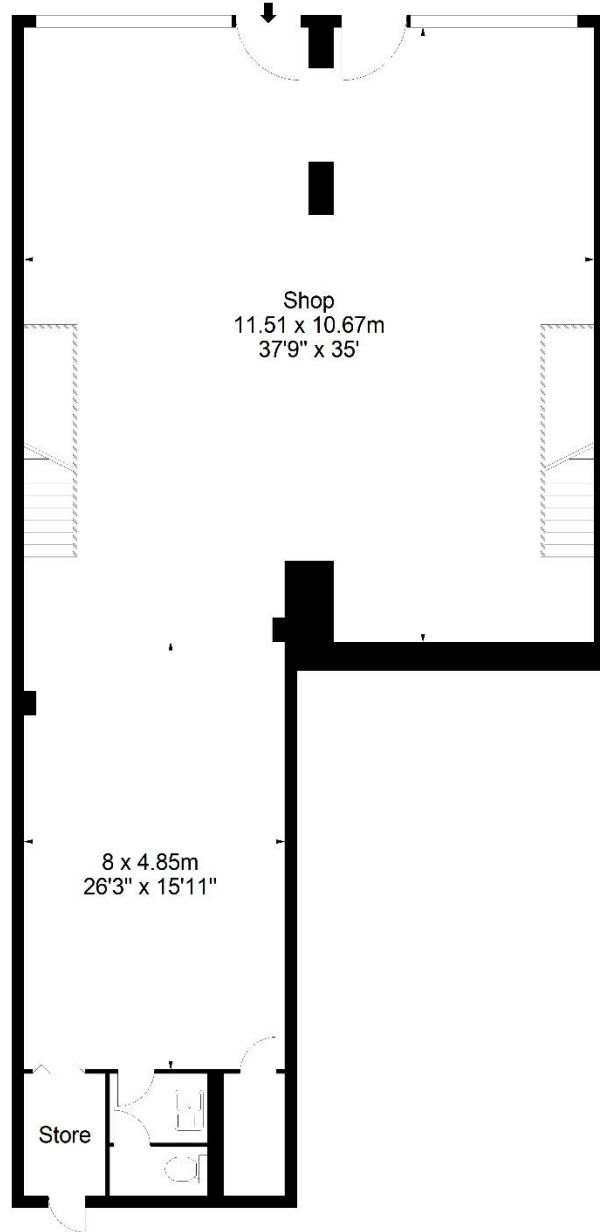
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Walworth Road, SE17

Approx. Gross Internal Area \*  
3183 Ft<sup>2</sup> - 295.70 M<sup>2</sup>



**Basement**  
Approx. Gross Internal Area \*  
1318 Ft<sup>2</sup> - 122.44 M<sup>2</sup>



**Ground Floor**  
Approx. Gross Internal Area \*  
1865 Ft<sup>2</sup> - 173.26 M<sup>2</sup>

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2024