

PROMINENT NEW
GROUND FLOOR SHOP/CAFE
2,840 SQ FT (264 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



- New triple fronted self-contained commercial unit
- 2,840 sq ft (263.84 sq m) with 69 ft main road frontage
- Prominently positioned on south London's busiest road
- Center of area action zone, with 20,000 new dwellings planned
- New flexible lease at £29 psf (£82,360 pa)
- Ground floor with high ceilings

671-679 OLD KENT ROAD, LONDON, SE15 1JS

LOCATION:

Prominently situated on Old Kent Road, the busiest road in south London, at the heart of a regeneration area where 20,000 new homes and 10,000 new jobs are planned.

Developments include c. 1,100 flats in the Beca next door and c. 1,100 new homes and commercial space in Berkeley homes development in Malt Street, both of which are underway. 2 new tube stations are proposed nearby.

Public transport includes:

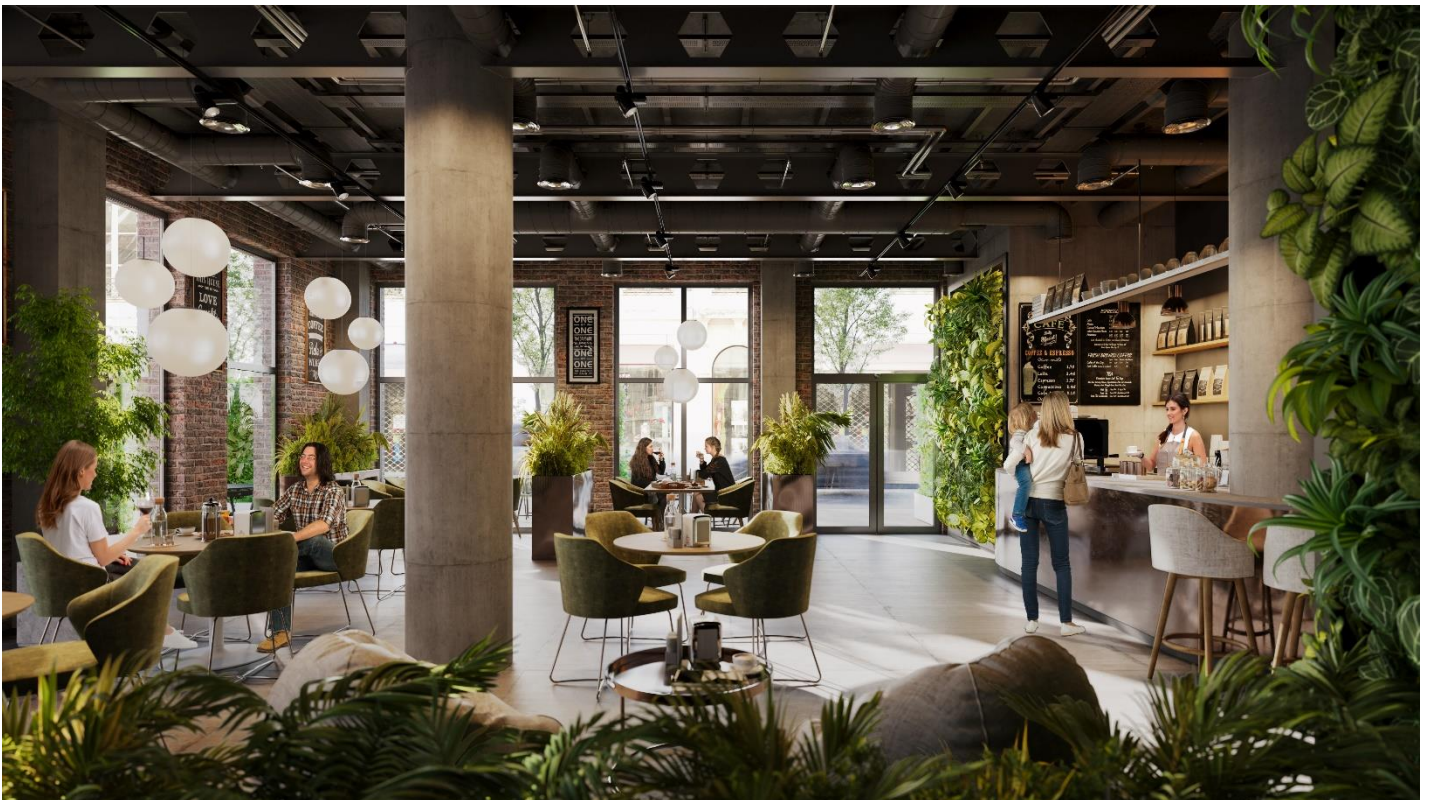
- Queens Road station Overground and National Rail 15 minutes
- South Bermondsey station National Rail 18 minutes
- 7 Bus routes run along Old Kent Road

DESCRIPTION:

Fronting the ground floor of a new 267 bedroom student hall, the unit is roughly rectangular in shape with a 69 foot frontage to Old Kent Road, and return frontages to Hyndman Street and Ruby Street, providing a total 132 foot. The self-contained unit has good ceiling height and is being left in shell condition for occupants to finish in their own style, with capped off services including gas.

Other benefits include:

- Full height windows
- Bike storage
- Side loading bay
- Large, landscaped area with potential for al fresco dining
- 3 double doors





SIZE: 2,840 Sq Ft (264 Sq M)



RENT: £82,360 pa



COSTS:

TERMS: £82,360 (£29 psf)

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

SERVICE CHARGE: A service charge to ensure good maintenance of the building will be levied currently estimated at £3,015 for the first year.

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

TENURE: A new lease will be granted subject to 5 yearly upward only rent reviews, for a term to be agreed.



VIEWINGS:

By arrangement with the owner's joint sole agents



CONTACT:

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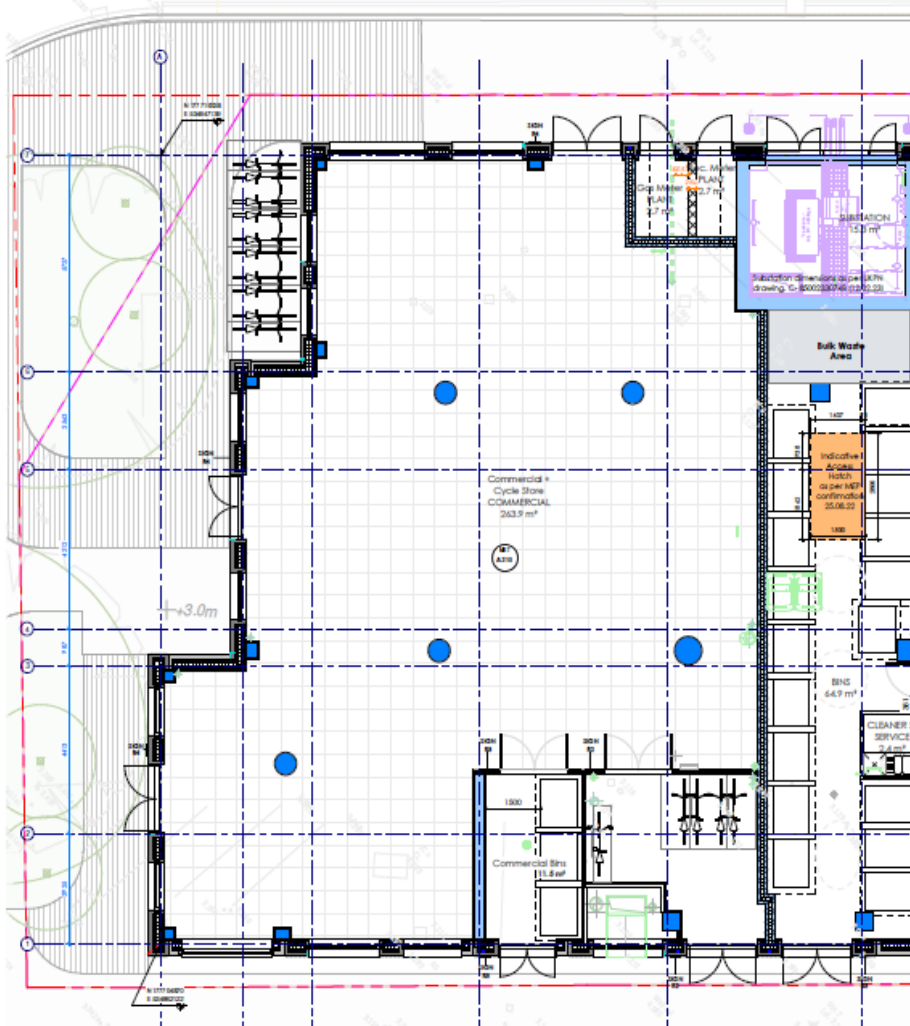


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LOADING BAY



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