

**OFFICE SPACE IN BURGESS PARK  
TO LET  
2941 SQ FT**

**KALMARs**

COMMERCIAL

020 7403 0600



**4-8 CHUMLEIGH GARDENS LONDON, SE5 0RJ**



## LOCATION:

Chumleigh Gardens, is a beautifully landscaped square of terrace buildings that sits in the middle of Burgess Park. This former school complex sits next to the Stomping Grounds Café and 1<sup>st</sup> place nursery.

Several bus routes, with links to central London, pass close to Burgess Park, making Chumleigh Gardens easily reachable by public transportation. It is also a 20-minute walk from Elephant and Castle tube station.

## DESCRIPTION:

This double story office unit is located within a scenic garden in Burgess Park, which is the London Borough of Southwark's largest park.

It is a large Georgian terrace building that was previously used as conference space and benefits from 6 open plan rooms, an elevator and 4 sets of WCs.





**SIZE: 2941 sq ft**



**RENT: £40,000 pa**



**COSTS:**

LEGAL COSTS: Incoming tenant to pay landlord's legal and surveyor fees.



**VIEWINGS:**

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



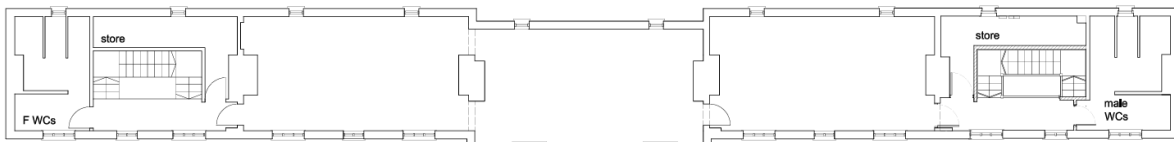
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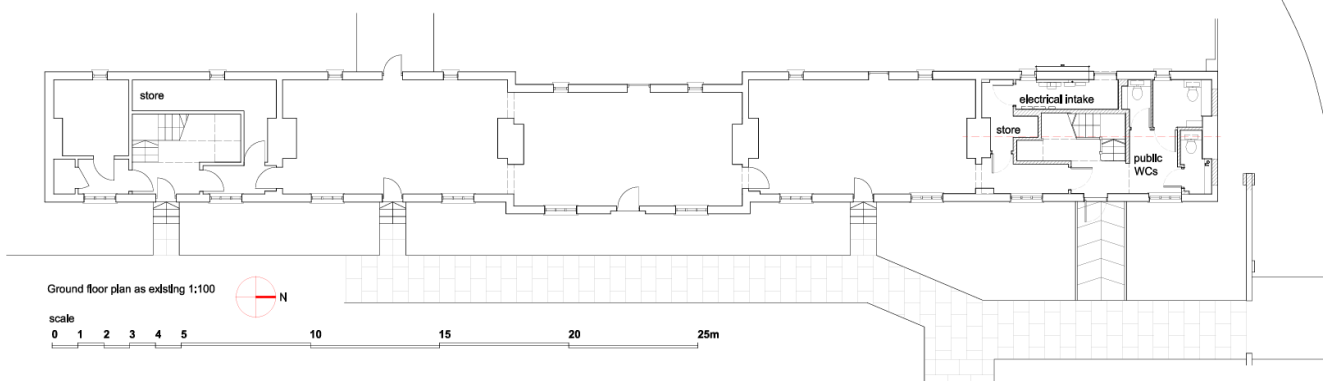


**KALMARs**

SOUTH LONDON'S LEADING AGENTS



First floor plan as existing 1:100



Ground floor plan as existing 1:100

scale  
0 1 2 3 4 5 10 15 20 25m