

# NEW PROMINENT COMMERCIAL SPACE TO LET

**KALMARs**

COMMERCIAL

020 7403 0600

1,668 - 3,595 SQ FT (155 - 334 SQ M)



**THE TERRIS BUILDING ROTHERHITHE, SE16 7HY**

## LOCATION:

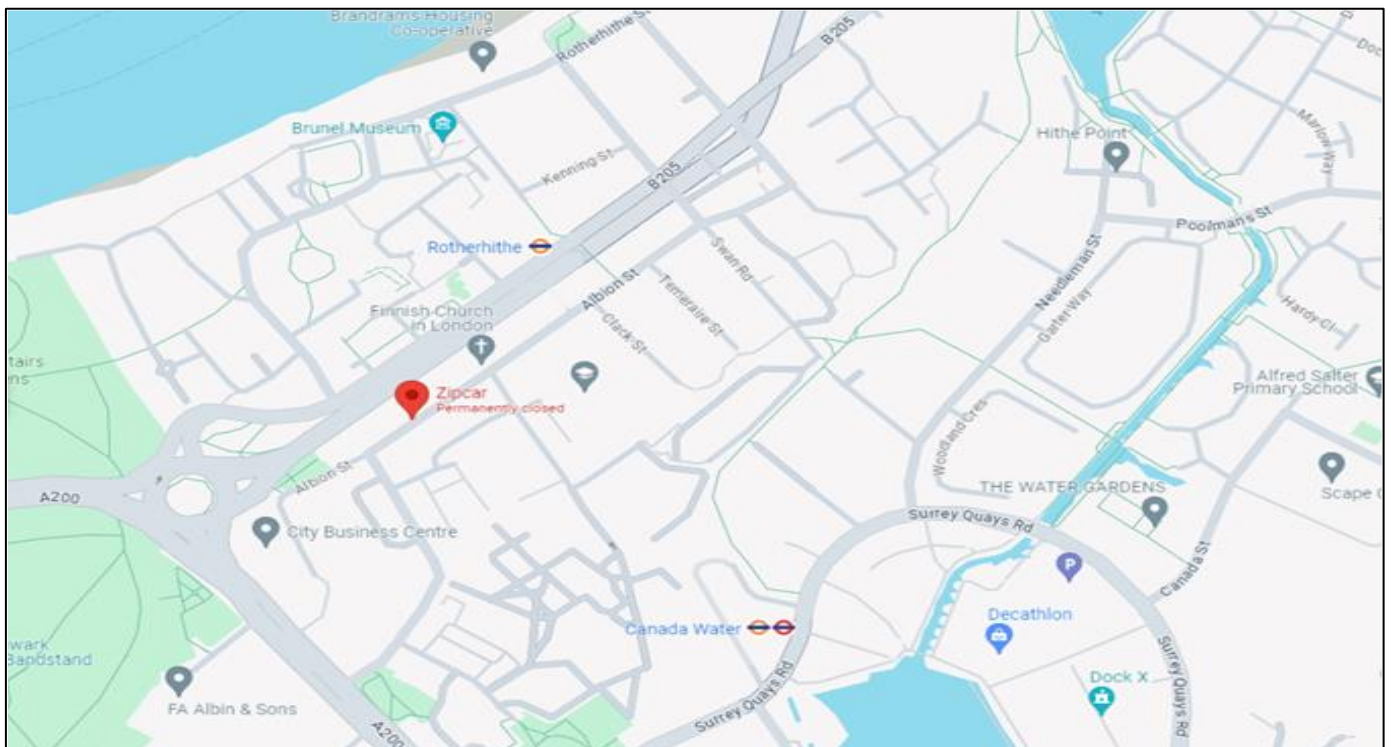
There can be few locations anywhere with greater growth potential.

In Albion Street alone 4 new developments are planned, comprising over 300 new dwellings and 20,000 sq ft of new commercial space.

Locally over 5,000 new dwellings and up to 5.25 million sq ft of commercial space are also planned by world class developers, combining to create an exceptional increase in demand and growth locally.

The position is well placed for public transport with Canada Water (London Overground and Jubilee lines), and Rotherhithe (London Overground line) nearby.

The permission is for class E allowing shops leisure and makers space



## DESCRIPTION:

This new development includes a large ground floor commercial unit which can be divided into two if required. It will be left in shell condition ready for occupiers to fit out to their own requirements. Benefits include:

- High ceilings
- Full height plate class windows
- Rear loading
- All modern services capped off

## SIZE:

UNIT	SQ FT	SQ M
1A	1,883	175
1B	1,668	155
TOTAL	3,551	330



### TENURE:

A new lease(s) will be granted on flexible terms



### COSTS:

RENT: £21 psf per annum

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:

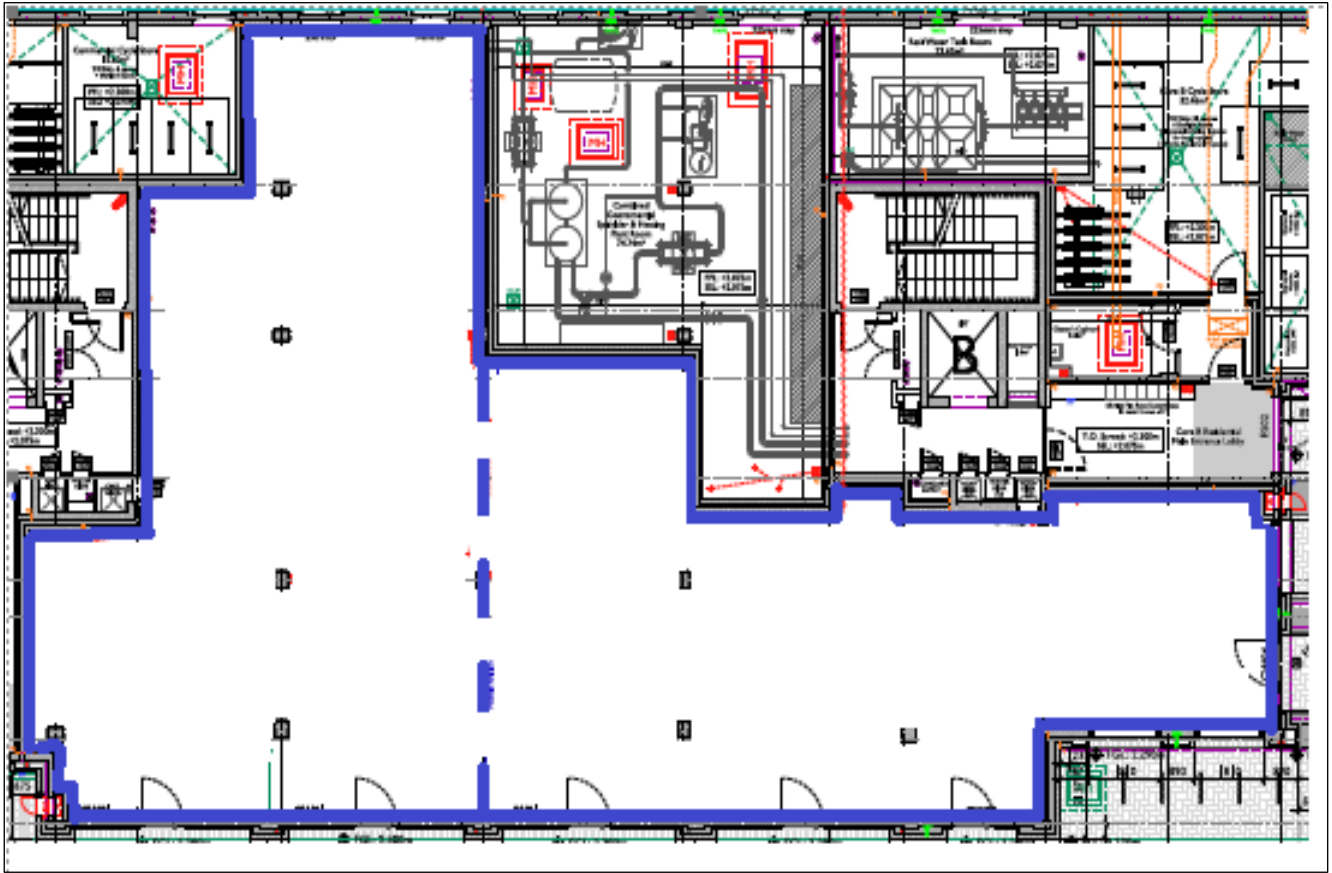
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## FLOOR PLAN



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