

COMMERCIAL UNIT TO LET
4,064 SQ FT (378 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



43 QUEENS ROW, LONDON, SE17 2PX

LOCATION:

The property is located on Queens Road, just off the A215 Walworth Road. The surrounding area is predominantly a residential one with some ground and upper floor commercial E class units. The nearest train station is Elephant and Castle underground or train station or Kennington underground.

DESCRIPTION:

The unit comprises a ground floor commercial unit beneath residential benefitting from circa 5m ceiling height, allowing plenty of space for a mezzanine level, which has been installed across approximately 75% of the floor space. Access to the property is via the tall double doors at either end, the Horsley Street entrance benefits from a loading bay. The unit lends itself well to either office, retail or industrial use, currently it is occupied as a showroom for a furniture store. There is no allocated parking however both Queens Row and Horsley Street are fairly quiet roads meaning larger vehicles are able to load and unload into the unit without much hassle from oncoming traffic.





SIZE: 4,064 Sq Ft (378 Sq M)



RENT: £80,000 pa



COSTS:

RATES PAYABLE: Please refer to the Local Authority for information on rates

VAT: VAT is payable on the rent.

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



VIEWINGS:

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



CONTACT:

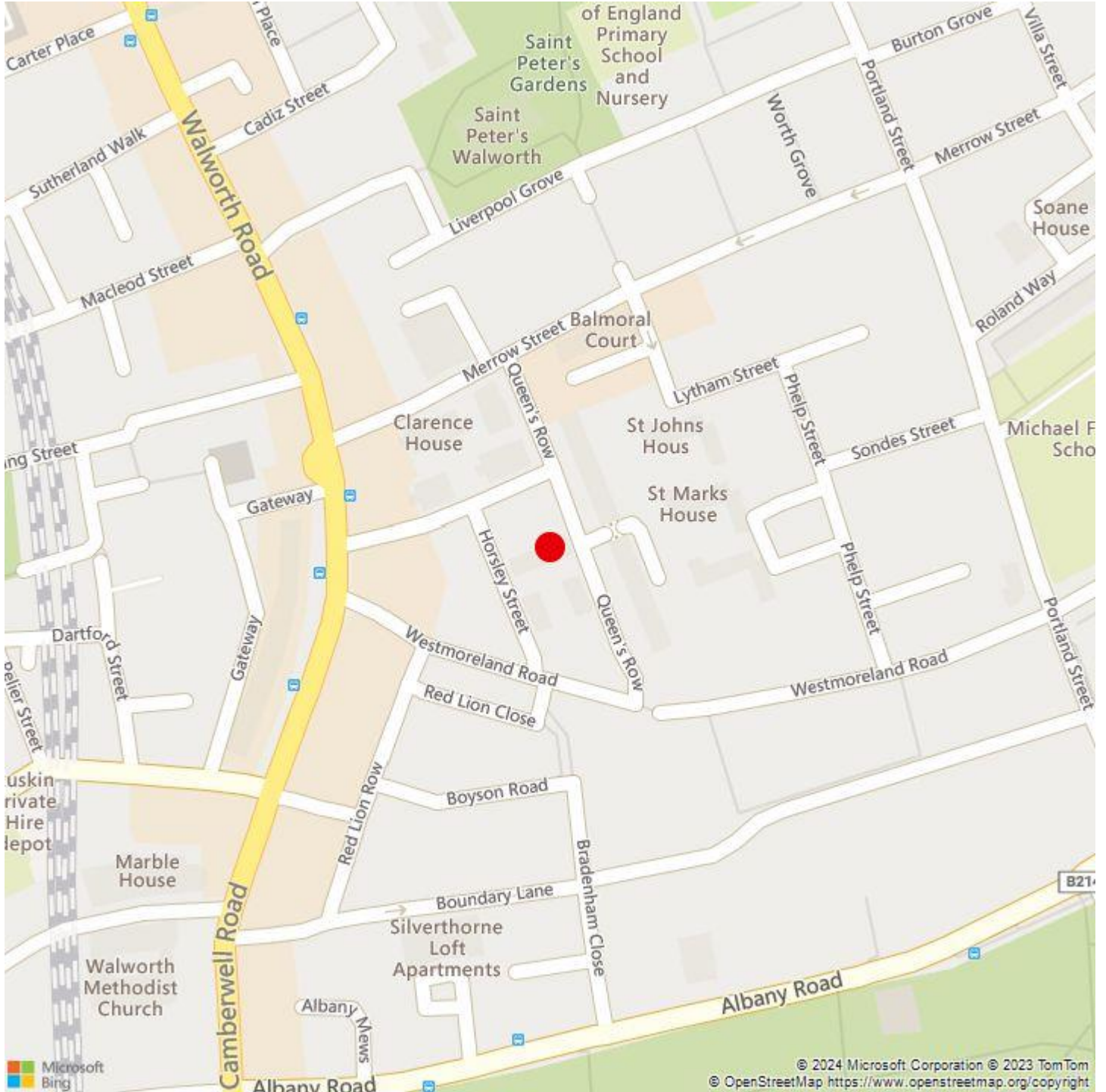
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SOUTH LONDON'S LEADING AGENTS



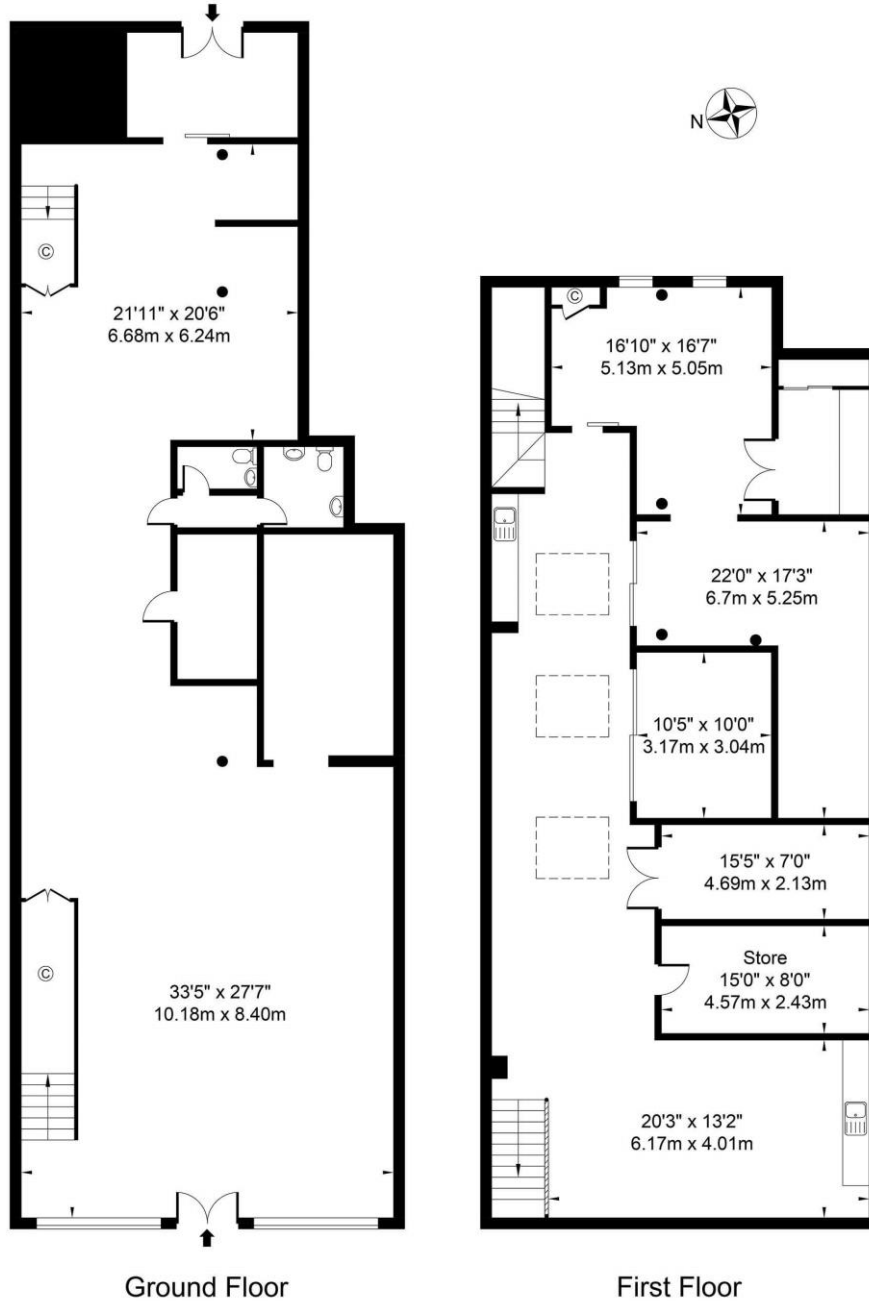
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Queen's Row, London SE17 2PX

Approx. Gross Internal Area 4064.56 Sq Ft - 377.61 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

www.interdesignphotography.com

This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2023

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