

**FIELD & SONS**

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

# NEW RETAIL UNIT TO LET THE CERAMIC BUILDING 87 NEWINGTON CAUSEWAY, LONDON SE1 6DH



## LOCATION

The Ceramic Building is a new 24 storey landmark mixed use development, comprising a 140 bedroom Travelodge Hotel and 48 apartments. Located on Newington Causeway within walking distance of Elephant & Castle mainline and underground stations, Borough underground station together with the popular Bankside and Borough Market area.

The Southbank University campus is just to west of the site and in the immediate vicinity of the building are a number of completed, ongoing and proposed high profile developments including Two Fifty One Southwark directly opposite and the planned Newington Causeway/Borough Road triangle site.

Newington Causeway forms the northern gateway to the on-going £1.5 billion development and regeneration project transforming the entire Elephant & Castle locality, providing a vibrant mix of residential, commercial and leisure activities.

## DESCRIPTION

The retail unit within The Ceramic Building is arranged on ground floor at the Newington Causeway end of the building. Also includes a demised outside seating area alongside the new pedestrian walkway providing access to the hotel and linking through to Tiverton Street at the rear.

Fully glazed frontage, highly visible from Newington Causeway.

**APPROX. 1,200 SQ FT (111.5 SQ M)**

# THE CERAMIC BUILDING

## 87 NEWINGTON CAUSEWAY, SE1

### USE

The premises would be suitable for a variety of retail uses, in particular coffee shop or non-cooking food type operators.

### AMENITIES

The unit will be finished to a 'shell & core' specification, with all glazing installed. Capped utilities will allow any new occupier to complete a final fit out to their own specification.



### TERMS

The property is offered to let by way of a new lease on terms by negotiation. The developer would also consider a sale of the unit by way of a new long leasehold, details on application.

### RENT

On application. VAT applicable.

### BUSINESS RATES

To be assessed on occupation.

### SERVICE CHARGE

An annual service charge will be payable to cover maintenance of the building and communal areas, together with building insurance. Details to be advised

### FURTHER DETAILS

Please contact Field & Sons :

Ben Locke or Nigel Gouldsmith

Tel. 020 7234 9639

E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



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