



HENSHELL & PARTNERS

REAL ESTATE ADVISORS



644-646 Old Kent Road, London SE15 1JB

MULTI-USE COMMERCIAL UNIT AVAILABLE TO RENT

(2,858 SQFT OVER GROUND AND BASEMENT)

Summary

- Rare opportunity to lease a **multi-use commercial unit (sui-generis)**; suitable for a range of tenants
- Property extends **2,858sqft** over **ground (1,428sqft)** and **basement (1,430sqft)** floors
- **Queens Road Peckham (Southern Rail & London Overground)** and **South Bermondsey (Southern Rail)** stations are just **0.7 miles** away
- This **prominent corner unit** benefits from **excellent street frontage** within an **attractive period building**
- Unit was **previously occupied as a bookmakers** and still has previous fixtures and fittings
- We are inviting offers in the region of **£45,000pax (£15.75sqft)** for a new FRI lease direct with the landlord



Description

Prominent corner unit with excellent road frontage **available to rent**. Unit extends **2,858sqft** and is arranged over the **ground (1,428sqft)** and **basement (1,430sqft)** floors within an attractive period property.

The property is being **offered as seen** and includes a fitted kitchenette and 2 x WC facilities and is **available immediately**.

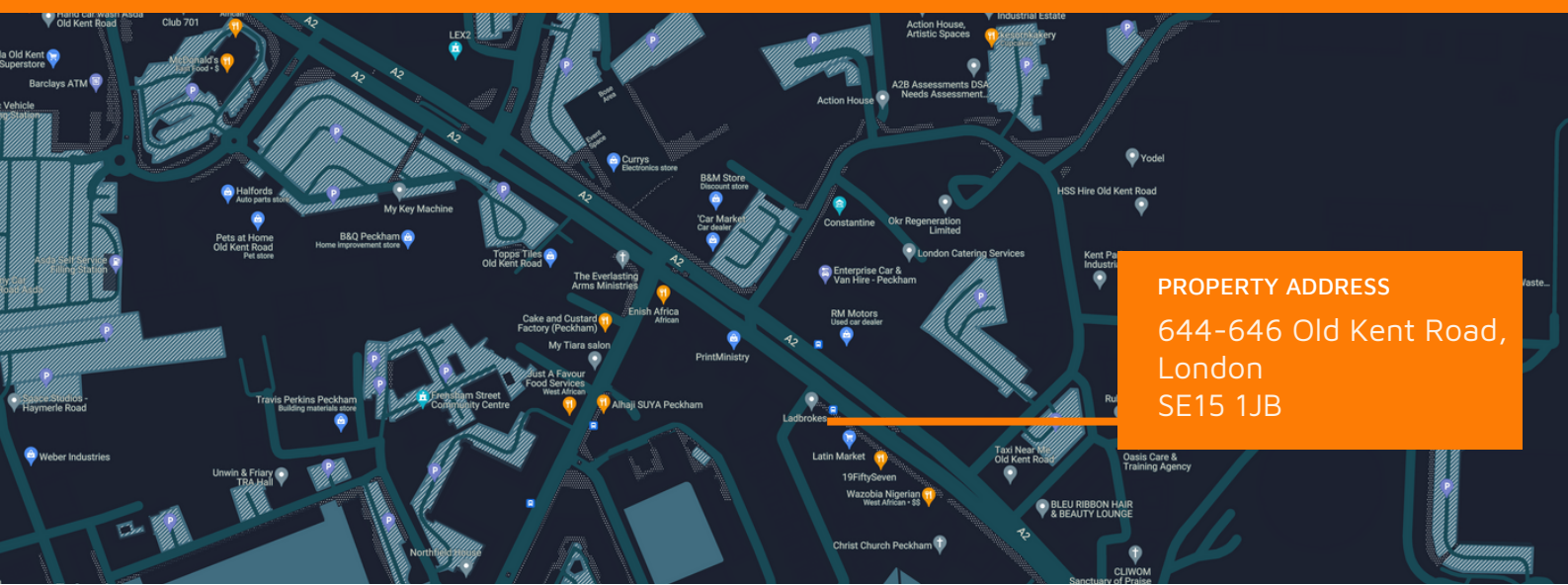
Suitable for a **range of occupiers** given the property benefits from multiple uses (**Sui-Genesis**). We believe a quality occupier will thrive here with **frequent passing trade** (both vehicular and by foot). Uses might include **retailers, medical operators** and **local businesses** seeking quality office space.

Location

The property is located along the Old Kent Road on the corner of Ethnard Road.

Accessibility is excellent to the property with both **Queens Road Peckham (Southern Rail & London Overground)** and **South Bermondsey (Southern Rail)** stations just **0.7 miles** away. There are also numerous bus and road links as well as the proposed extension of the Bakerloo line.

The unit falls within the Old Kent Road regeneration zone, which is delivering 20,000 new homes and an expected 10,000 new jobs offering an incoming tenant a diverse and growing range of potential customers.



PROPERTY ADDRESS

644-646 Old Kent Road,
London
SE15 1JB

Business Rates

Rates payable are estimated to be £15,680pax. Interested parties are welcome to make their own enquiries with Southwark Council for further information.

Viewings

Contact the Henshall & Partners team to arrange internal inspections.

Floor Plans

Available upon request.

Terms

We are inviting offers at £45,000pax (£15.75psf) for a new FRI lease direct with the landlord.

Our client will expect a minimum 3-month rent deposit to be held for the duration of the lease.



CONTACT US



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