



5-7 Dartford Street, Walworth, London | SE17

2 X COMMERCIAL UNITS TO RENT IN WALWORTH (602 SQFT | 527 SQFT)

Summary

- 2 x new build commercial units available to rent in shell and core condition
- Unit 1 | 602sqft & Unit 2 | 527sqft properties available individually or on a single lease
- Practical completion scheduled for January 2024
- Oval and Elephant & Castle stations both under a mile away (Northern, Bakerloo & National Rail)
- Likely occupiers might include estate agents, accountants, solicitors and architects
- Unit 1 | £18,500pax (£31psf) | new FRI lease available
 - Unit 2 | £17,500pax (£33psf) | new FRI lease available

Description

Affordable **commercial units** available **to rent**, beneath attractive new build scheme.

Units measure **602sqft** and **527sqft** respectively, with all accommodation located on the **ground floor**. The properties benefit from **A2 & B1 use class**.

Space to be rented in **shell and core condition** with **capped services** (**electric** and **water**) and the landlord is **open to installing glazing for the right occupier**.

Practical completion is scheduled for **January 2024**. An incoming tenant will be able to occupy from this date and carry out their own fit out. The landlord will be **open to offering rent free incentives** as a contribution towards fit out costs.

Location

Property is located on **Dartford Street** which is just off **John Ruskin Street** in the popular **Walworth**.

Property benefits from being within walking distance (15-mins) of both **Oval station (Northern)** and **Elephant & Castle (Northern, Bakerloo & National Rail).**

Location benefits from high density of residential properties within the immediate vicinity. It is also located a short walk from Camberwell Road & Walworth Road that act as the local High Street with a diverse range of shops, cafes and restaurants.

The Hour Glass

Hotel & Pub

KENNINGTON

The White Bear

Kennington

Park

Kennington

NE WASTE 86859393

CO WALWORTH

Walworth Garden Pasley Park Orbit Beers Brewery

& Taproom

East Street Market 😼

Arments Pie & Mash

Burgess Park

Tesco Superstore

Burgess Park

Sur Ca

Roa

J's

Oval

Gasworks

rim Pub

PROPERTY ADDRESS 5-7 Dartford Street Kennington SE17 3UQ

Big Yellow Self Storage Camberwell

Business Rates

The property is yet to be rated by the **VOA**. We recommend interested parties make enquiries with **Southwark Council** regarding likely annual rates payable.

Floor Plans

Floor plans are available upon request.

Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

Terms

Unit 1 | £18,500pax (£31psf) | new FRI lease available

Unit 2 | £17,500pax (£33psf) | new FRI lease available

CONTACT US

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