



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**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.



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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