



HENSHELL & PARTNERS

REAL ESTATE ADVISORS



**671-679 Old Kent Road,
London SE15 1JS**

NEW COMMERCIAL UNIT AVAILABLE TO RENT

(2,840SQFT | GROUND FLOOR | CLASS-E)

Summary

- Opportunity to lease a new **ground floor commercial unit (Class-E)** below **Tribe's 267-student beds**
- Property extends **2,840sqft (NIA)** and is available in **shell & core condition** with **capped services**
- Likely to appeal to a range of occupiers including **F&B operators, retailers** and **medical companies**, with the benefit of **street frontage & signage**
- Prominent location on regenerated **Old Kent Road** benefitting from **constant passing vehicular** and **pedestrian trade**
- We are inviting **offers in the region of £82,360pax (£29psf)** for a **new FRI lease** direct with the landlord



Description

Ground floor commercial unit (2,840sqft NIA) available **to rent**.

Unit located beneath **new student scheme** of **267-beds** by **Tribe Student Housing**.

Space to be delivered in **shell and core condition**, with **capped services** (electric and water). Benefiting from an **open plan layout**, **excellent floor to ceiling heights**, **bike storage** and **active street frontage** on the Old Kent Road.

Flexible use (**Class-E**) will appeal to wide range of occupiers including **retailers, cafes, restaurants** and **medical companies**.

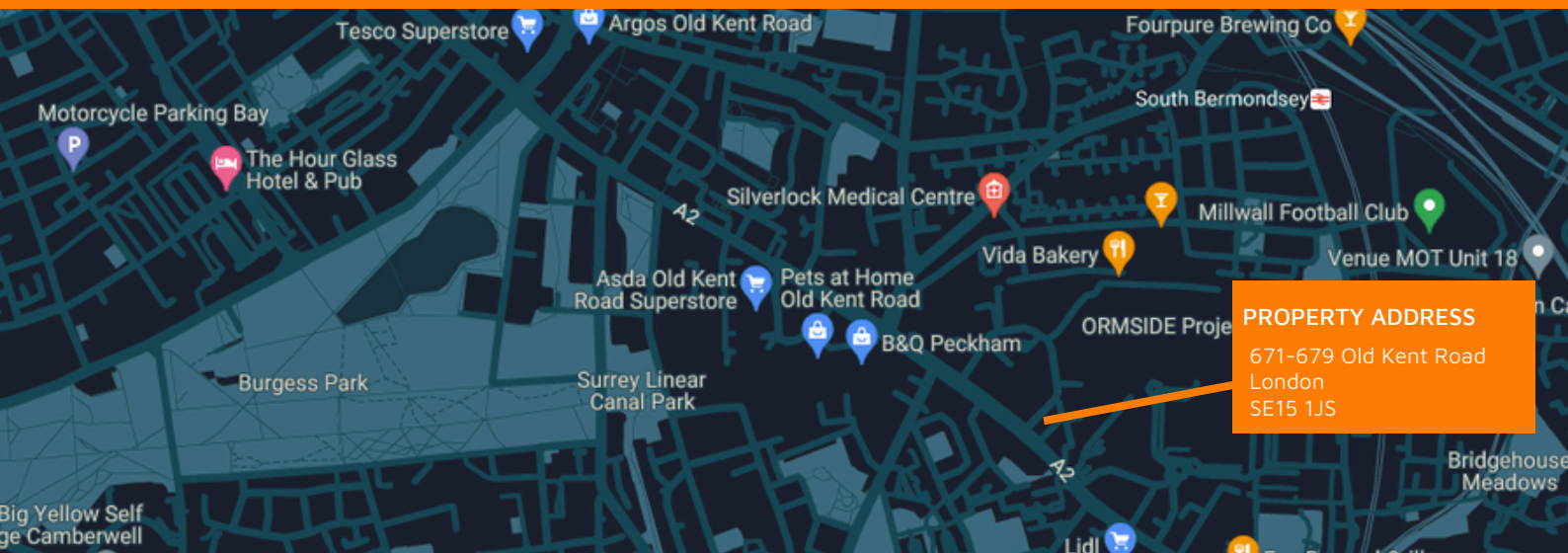
Location

Subject property located in one of **London's most exciting new neighbourhoods** on the **Old Kent Road**.

Area seeing **extensive regeneration** with a number of infrastructure projects being delivered, including **new homes (20,000 proposed)**, **2 x new parks** and proposed upgrades to key transport links including **2 x new underground stations along the OKR**.

Subject unit is within walking distance of **South Bermondsey station** (15-minutes) and is located along **multiple key bus routes**.

Located next door to **THE BeCa development** now under construction for **170 x loft style apartments** and **commercial space**.



Viewings

Available via prior appointment, contact **Henshall & Partners** or Kalmars Commercial to arrange.

Floor Plans

Floor plans and spec details are **available upon request.**

Business Rates

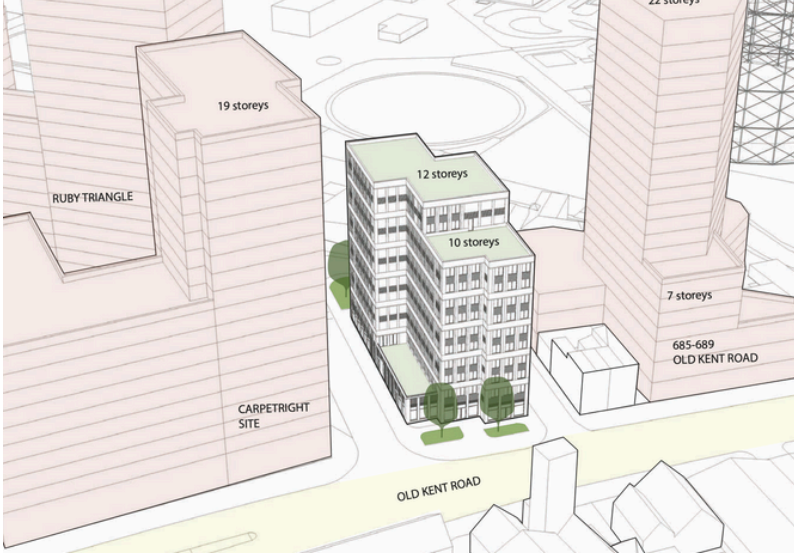
The property is **yet to be rated by the VOA** so interested parties are invited to make enquiries with **Southwark Council** regarding likely costs.

Service Charge


Unit will be subject to service charge estimated at **£3,015.00**, payable to the landlord **yearly in advance.**

Terms

We are inviting offers in the region of **£82,360pax (£29psf)** for a **new FRI lease** direct with the landlord.



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