



**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 £70,000pax (£24.65psf)** for a **new FRI lease** direct with the landlord or the purchase of the property, on a **long leasehold (999 years)** for **£800,000 (£281psf)**



## 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**.

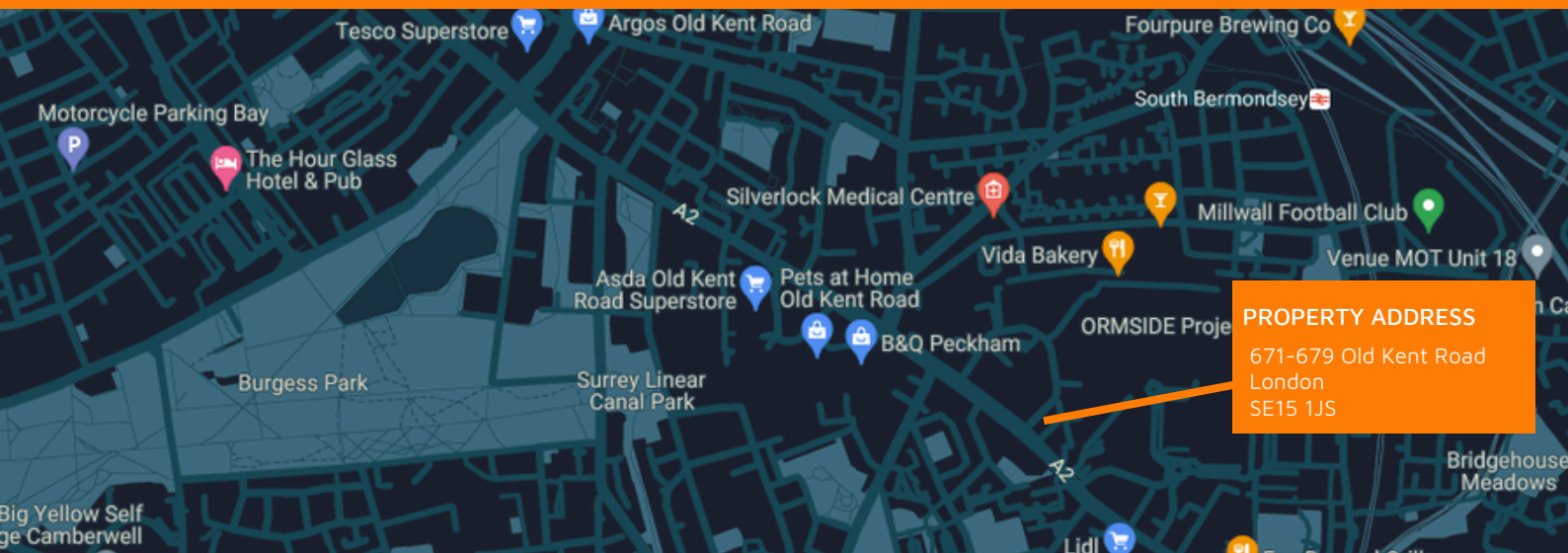
## Location

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** 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

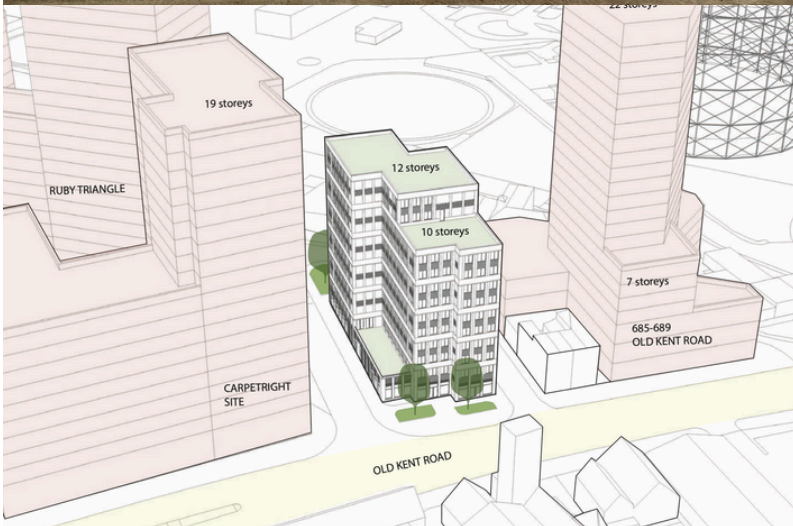
Unit will be subject to service charge estimated at **£3,015.00**, payable to the landlord **yearly in advance**.

# VAT


The **property has been elected for VAT** and therefore this is applicable on the price

# Terms

We are inviting offers in the region of **£70,000pax (£24.65psf)** for a **new FRI lease** direct with the landlord or the purchase of the property, on a **long leasehold (999 years)** for **£800,000 (£281psf)**



## CONTACT US

 Sea Building, Great Suffolk Yard,  
127 Great Suffolk Street  
London SE1 1PP

 +44 (0) 207 125 0377

 [info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)

 [www.henshallandpartners.co.uk](http://www.henshallandpartners.co.uk)

 [@henshallandpartners](https://www.instagram.com/henshallandpartners)

 **HENSHALL  
& PARTNERS**  
REAL ESTATE ADVISORS

**Important Notice:**  
Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT. The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No.10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP.