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REAL ESTATE ADVISORS

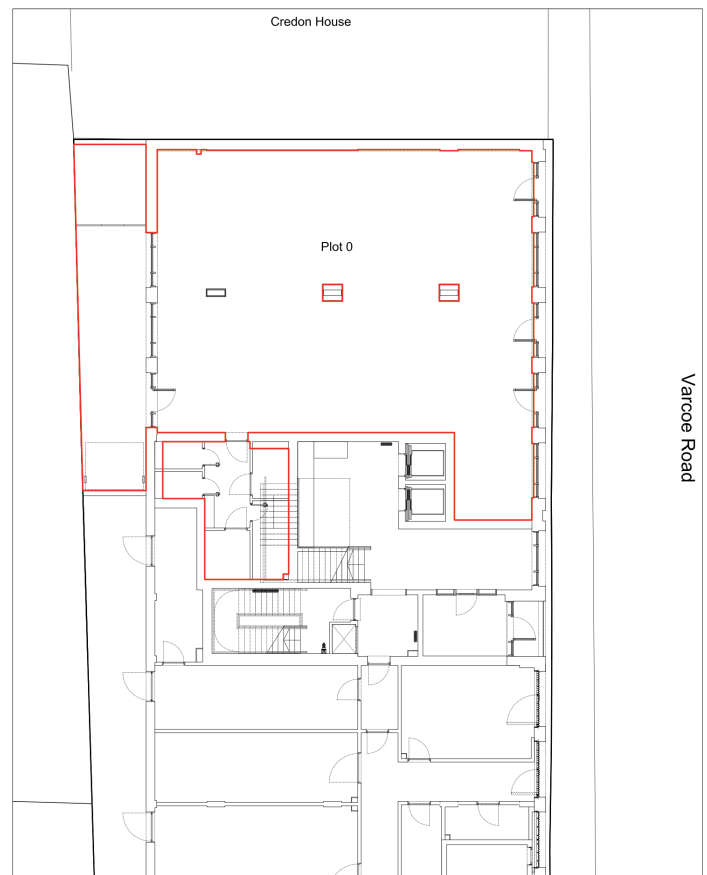


Ground Floor, 1 Varcoe Road, Bermondsey SE16 3DG

Commercial Unit (Class-E) Available to Rent in South Bermondsey

SUMMARY

- Rare opportunity to **lease a multi-use commercial unit** benefitting from E-use class including **retail, gym, day nursery, medical and office uses** measuring **c.265sqm / 2,850sqft**
- The unit is situated on the **ground floor** beneath a new quality development comprising 57-apartments
- Just a **6-minute walk to South Bermondsey station** (1-stop into London Bridge)
- Located amongst area with numerous new developments being built, **creating strong potential customer base**
- We are inviting offers for a **new lease direct with the landlord**, and guiding OIEO **£55,000pax (£19.30psf)**



DESCRIPTION

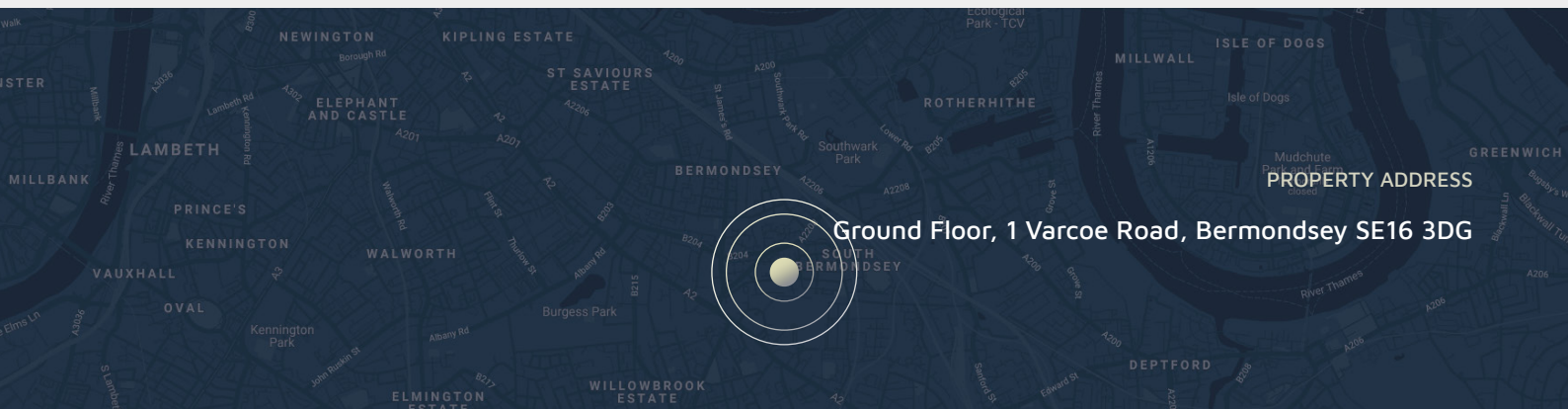
This attractive unit is located over the **ground floor** of a new development by Pocket Living. The property offers **double frontage** and extends **c.265sqm / 2,850sqft**. This **brand-new unit** is fitted to shell and core condition with WCs and **glazing installed with capped off services**; ready for the prospective tenant's fit out works.

Another key feature included is the **spacious, self-contained courtyard** (c.500sqft) to the rear along with **secured bicycle rack**. The permitted uses available within the permitted **E-use class**; including **retail, gym, day nursery, medical and office uses**.

LOCATION

The property is located along **Varcoe Road** connecting to Verney Road. The property is a short walk from **Ilderton Road** to the east, which adjoins **Rotherhithe New Road (A2208)** and the **Old Kent Road (A2)**. Varcoe Road is a popular residential location and has seen a large number of new developments brought forward creating a strong target audience for an occupier.

South Bermondsey station is located approximately **6-minutes' walk** from the unit to the north (0.5 miles) providing **National Rail services to London bridge in just 1-stop**. The unit is also highly accessible via road with multiple bus stops close by.



FLOOR PLANS

Available upon request.

BUSINESS RATES

The property is **yet to be rated** by the VOA.

TERMS

We are inviting **offers in excess of £55,000pax (£19.30psf)** on a leasehold basis which will be direct with the landlord. Our client will also expect a minimum of **3-months' rent deposit** to be held for the duration of the term.



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