



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**644-646 Old Kent Road,
London SE15 1JB**

MULTI-USE COMMERCIAL UNIT AVAILABLE TO RENT

(3,012 SQFT OVER GROUND AND BASEMENT)

Summary

- Rare opportunity to lease a **multi-use commercial unit (Class-E)**; suitable for a **range of tenants**
- Property extends **3,012sqft** over **ground (1,580sqft)** and **basement (1,432sqft)** floors
- **Queens Road Peckham (Southern Rail & London Overground)** and **South Bermondsey (Southern Rail)** stations are just **0.7 miles** away
- This **prominent corner** unit benefits from **excellent street frontage** within an **attractive period building**
- Unit was **previously occupied as a bookmakers** and has since **undergone refurbishment** throughout
- We are inviting offers in the region of **£35,000pax (£12psf)** for a new **FRI lease** direct with the landlord



Description

Prominent corner unit with excellent road frontage **available to rent**. Unit extends **3,012sqft** and is arranged over the **ground (1,580sqft)** and **basement (1,432sqft)** floors within an attractive period property.

The property has recently undergone **refurbishment throughout** and is being offered as seen including fitted kitchenette and 2 x WC facilities and is **available immediately**.

Suitable for a **range of occupiers** given the property benefits from multiple uses (**Class-E**).

Uses might include **retailers, restaurateurs, medical operators** and local businesses seeking **quality office space**.

Location

The property is located along the **Old Kent Road** on the corner of **Ethnard Road**.

Accessibility is excellent to the property with both **Queens Road Peckham (Southern Rail & London Overground)** and **South Bermondsey (Southern Rail)** stations just **0.7 miles** away.

Unit is ideally positioned opposite a number of new build residential and student schemes. This includes **Tribe Student (300 beds across two schemes)** and **The BeCA development of 170 loft style apartments**.



PROPERTY ADDRESS

644-646 Old Kent Road
London
SE15 1JB

Business Rates

Rates payable are estimated to be **£14,400pax**.

Interested parties are welcome to make their own enquiries with **Southwark Council** for exact figures.

Further Information

Floor plans and an EPC certificate are available on request.

Viewings

Viewings are available on request with the **Henshall & Partners** team.

Terms

We are inviting offers at **£35,000pax (£12psf)** for a **new FRI lease** direct with the landlord.

Our client will expect a **3-month rent deposit** to be held for the duration of the lease.



CONTACT US



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