HENSHALL & PARTNERS
REAL ESTATE ADVISORS

45 Strathnairn Street, London SE1 5BN

CLASS E(F) COMMERCIAL SPACE
AVAILABLE FOR SALE OR RENT
(70 SQM / 753 SQFT)

Summary

- **Size**: 70sqm / 753sqft (NIA)
- **Use**: Class E(f) - suitable for creches, day nurseries, or day centres (excluding residential use)
- **Condition**: Shell with screeded floors, glazing and capped services (water and electric)
- **Location**: Situated on Strathnairn Street, just 0.6 miles from Bermondsey Underground Station (Jubilee)
- **For Sale**: £250,000 (£332psf) - 999-year lease (virtual freehold)
- **To Let**: £25,000 per annum (£33psf) exclusive (new FRI lease)

Description

This **brand new commercial unit** forms part of a high-quality, residential-led development comprising **9 apartments**, delivered by Southwark-based developer **TLS.**

Positioned on the **ground floor** with **prominent street frontage**, the unit is **offered for sale** on a **virtual freehold basis** (999 years) or **to let on a new FRI lease.**

The space is presented in **shell condition**, allowing an **incoming occupier to undertake a bespoke fit-out tailored to their needs.**

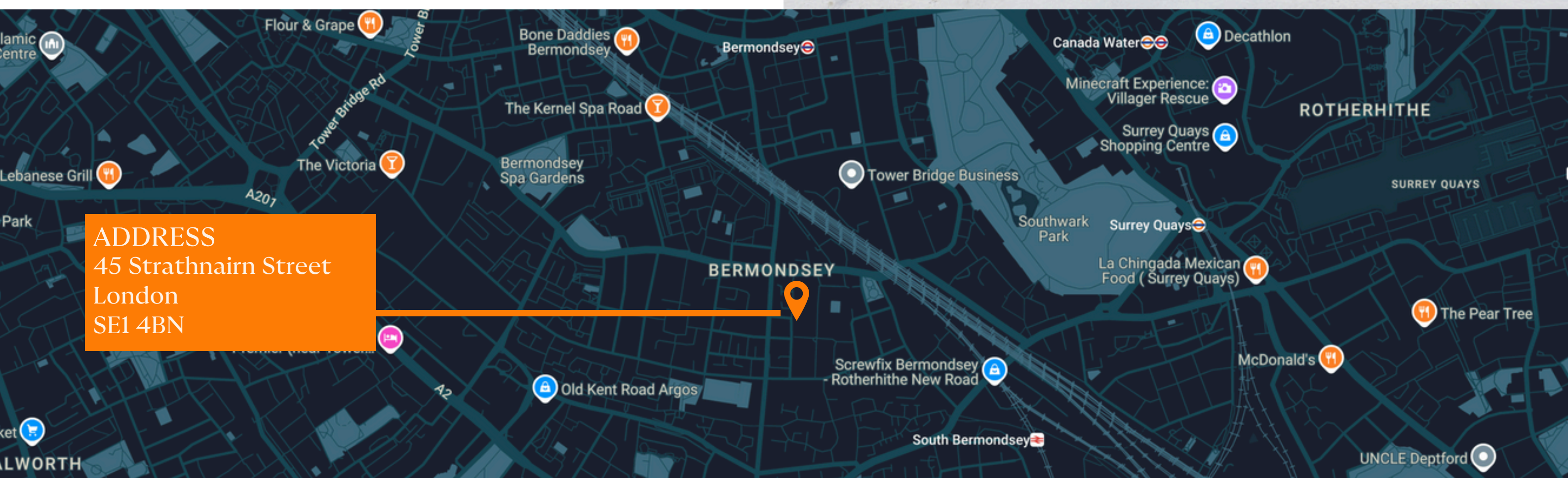
With the benefit of **Class E(f) use**, the unit is suitable for a **creches**, **day nurseries** and **day centres** seeking a self-contained premises.

Location

Strathnairn Street is situated within the **London Borough of Southwark**, in the heart of the popular **Bermondsey sub-market.**

The property benefits from close proximity to **Southwark Park Road**, located just to the north, which provides a **variety of local amenities** within a few minutes' walk.

Transport connections are excellent, with **Bermondsey Underground Station** (**Jubilee Line**) just 0.6 miles to the north, and **South Bermondsey Station** (**National Rail**) approximately 0.5 miles to the east, offering convenient **access to Central London** and beyond.



Service Charge

An **annual service charge** is payable, currently estimated at **£1,453.00 per annum** for the 2025–2026 budget year.

Business Rates

The property is yet to be formally assessed by the Valuation Office Agency (VOA).

Interested parties are advised that **business rates will become payable upon occupation**. For an accurate estimate, we recommend contacting **Southwark Council** directly.

Floor Plan

A **detailed measured plan** is available on request.

Terms

For Sale: £250,000 (999-year virtual freehold)

To Let: £25,000 per annum (£33psf) exclusive (FRI lease)

CONTACT US

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