

TO LET

1,635 - 2,152 SQ FT (152 - 200 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



UNIT 1 AND 2 , 345 SOUTHWARK PARK ROAD, LONDON, SE16 2JN

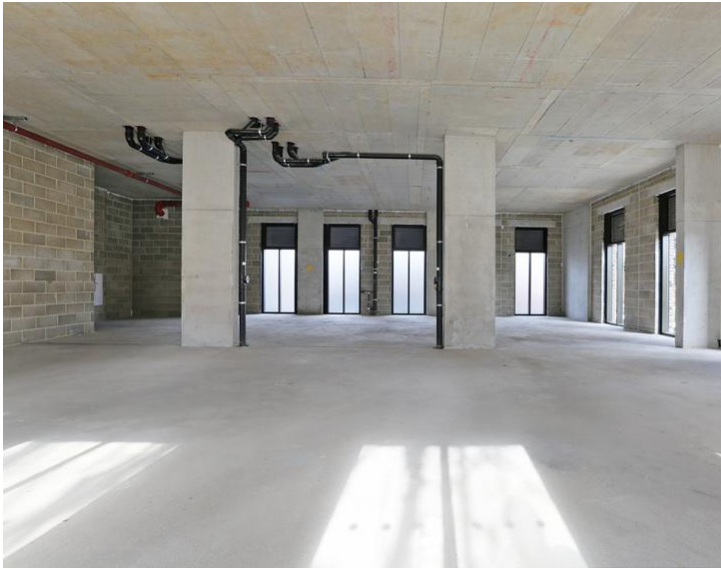
LOCATION:

Located at the southeast end of Southwark Park Road, the property benefits from being in the midst of a large residential area which could benefit some users. The property is 0.6 miles from Bermondsey station which is serviced by the Jubilee line. Southwark Park is located just a 3- minute walk away. In the immediate area, Greystar will be delivering over 1,500 new homes, providing a good customer base.

DESCRIPTION:

This newly built commercial unit is suited for an office or nursery. Both units include a large open-plan retail space and floor-to-ceiling windows benefitting from plenty of natural light. Offered in shell condition ready for any occupier to fit-out to their requirements and available on a new flexible lease.





SIZE: 1,635 - 2,152 Sq Ft (152 - 200 Sq M)



RENT: £37,000 - £48,500 pa



COSTS:

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: The tenant is to apy a portion of the landlords legal fees.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.

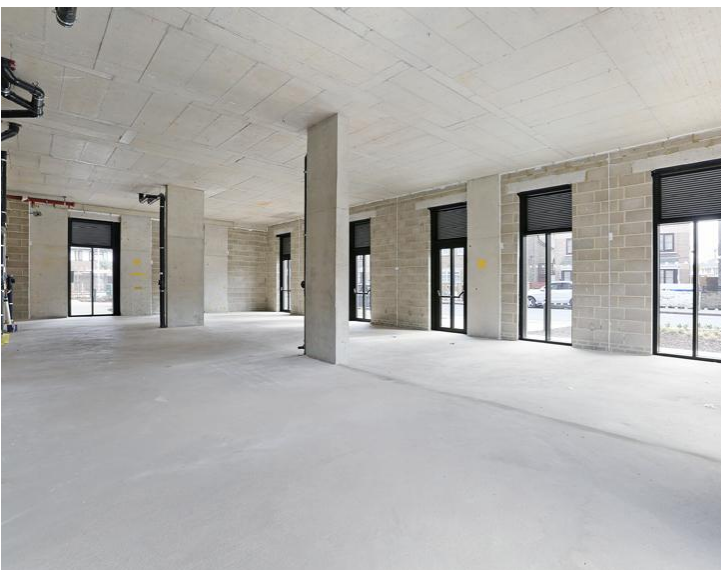


CONTACT:

Jack Scotter

[0207 403 0600](tel:02074030600)

jacks@kalmars.com



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

KALMARs

SOUTH LONDON'S LEADING AGENTS