

**MODERN OFFICE SPACE
TO LET**
1,275 SQ FT (118 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



1 SPARE STREET, LONDON, SE17 3EP

LOCATION:

The property is located at the north end of Walworth Road and is 0.2 miles away from Elephant and Castle Underground and Train Station.

Accommodation:

	sq. ft.	Sq. m
Open Plan Office	480	44.6
Front Office	142	13.2
Middle Office	144	13.38
Back Office	126	11.7
Meeting Room	249	23.13
Ancillary	132	12.26
Total	1,275	118.45

DESCRIPTION:

This office forms part of 5 newly refurbished railway arches, which include an office, creative spaces and a café.

Fully fitted out with a reception area, kitchen, meeting room, both open plan and separate office spaces, the unit is designed so a business can immediately plug in and begin to benefit from this ready made, modern and contemporary work-space.

Tenants will also have access to a break out space in the Arch at the end of the street.





SIZE: 1,275 Sq Ft (118 Sq M)



RENT: £55,000 pa



COSTS:

Rates Payable- £12,000

Service Charge - £3,600



VIEWINGS:

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



CONTACT:

Farah Mohamed

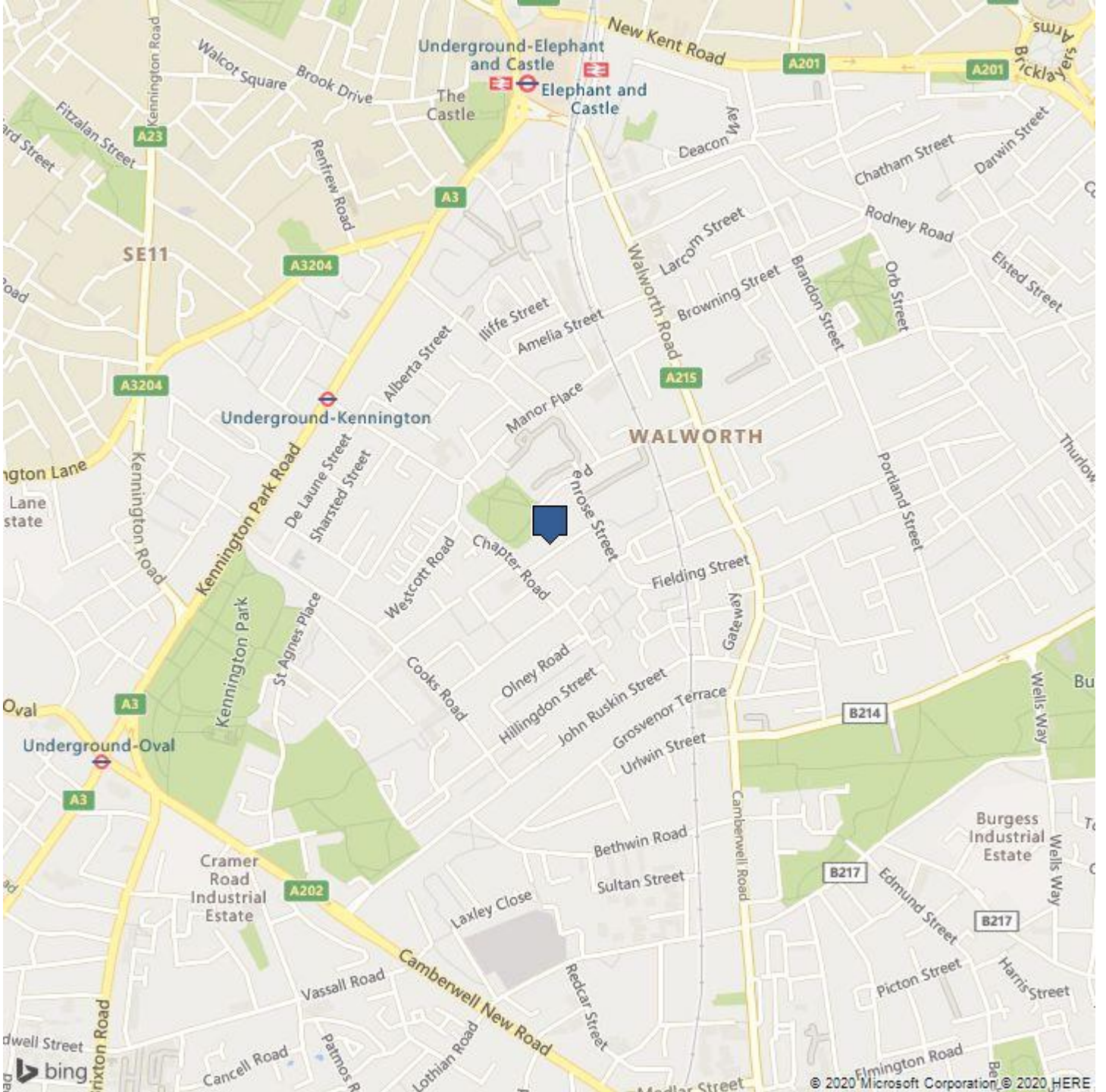
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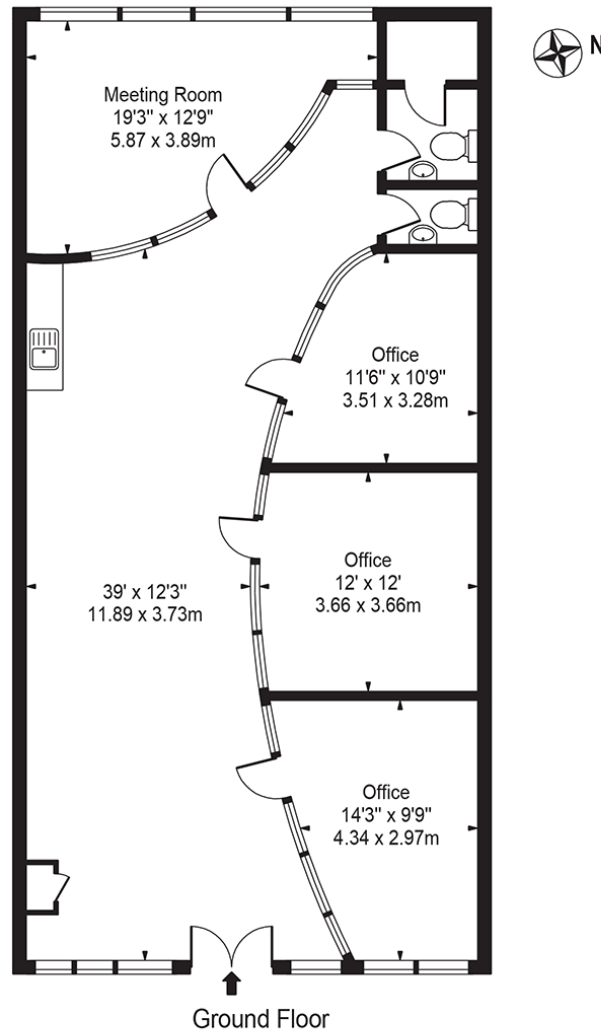
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Spare Street, Walworth, SE17 3EP

Approx. Gross Internal Area 1275 Sq Ft - 118.45 Sq M



For Illustration Purposes Only - Scale 1:100 at A4 - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.