

# EXCITING PARADE WITH FOOD, RETAIL, OFFICE AND INDUSTRIAL OPPORTUNITIES

# KALMARs

COMMERCIAL

020 7403 0600

## 473 - 1,636 SQ FT (44 - 152 SQ M)



163-167 GRANGE ROAD, LONDON, SE1 3AD

## LOCATION:

163-167 Grange Road is situated in a well-connected area with a variety of businesses and transport links nearby. The vicinity features retail shops, cafes, restaurants, and local services, catering to a diverse range of needs. Public transportation is easily accessible with several bus routes running along Grange Road towards central and south London. Additionally, London Bridge is within a short distance, providing convenient access to other parts of the city. This location is ideal for both business and leisure, offering a blend of commercial activity and efficient transport connectivity.

 **SIZE: 473 - 1,636 Sq Ft (44 - 152 Sq M)**

 **RENT: £4,478 - £92,591 New Lease**

 **COSTS:**

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

LEGAL COSTS: Both parties to pay their own legal costs.

## VIEWINGS:

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

## CONTACT:

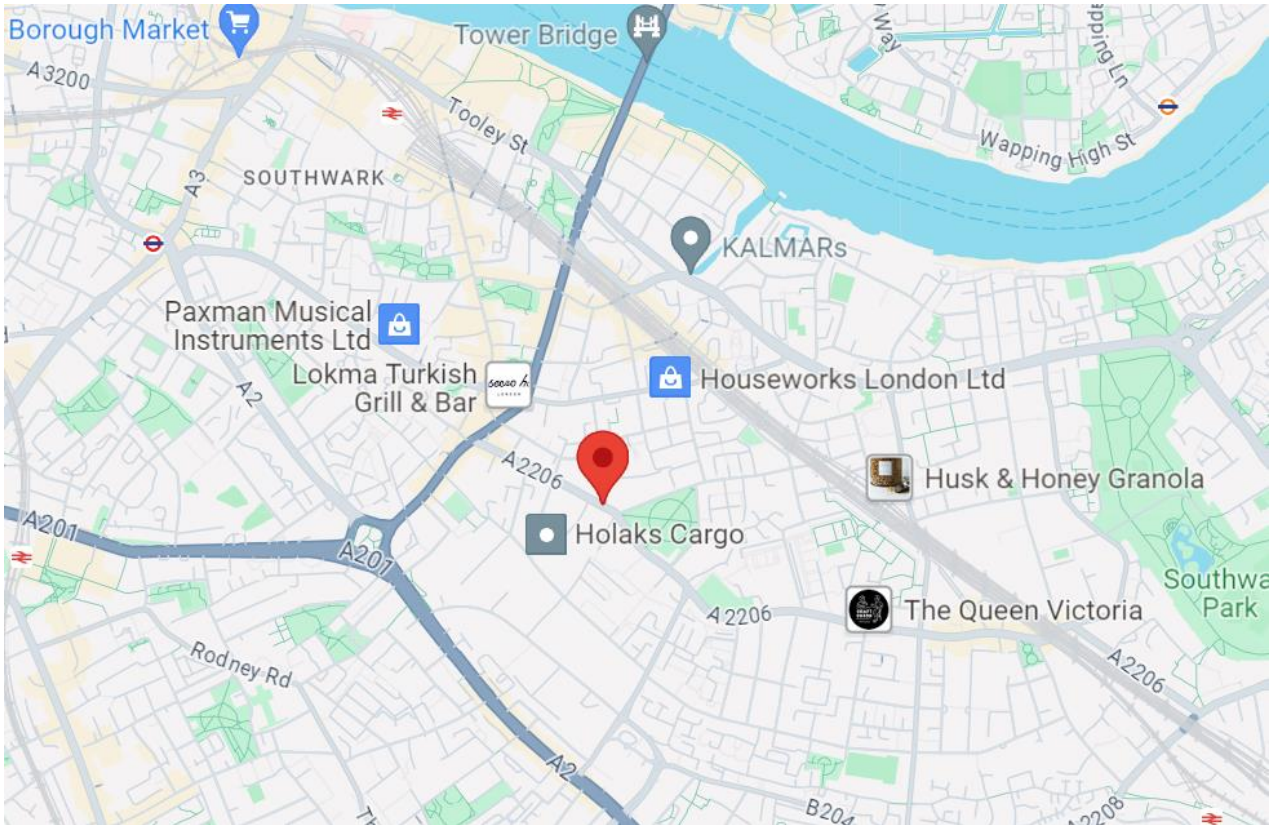
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## DESCRIPTION:

The parade comprises 4 E-class units, which can be used for a number of retail, office, and medical purposes. There is also one Sui Generis unit, and one former car wash each of which has planning permission for light industrial use.

The units are being left in shell condition, for occupiers to finish to their own requirements, Every unit will have modern capped off services.

Unit	Floor	Size SQM	Size SQFT
163 Grange Road (E Class)	Ground	15	161
	Basement	29	312
164 Grange Road (E Class)	Ground	80	861
	Basement	12	129
165 Grange Road (Sui Generis)	Ground	45	484
	Basement		-
165a Grange Road (E Class)	Ground		
	Basement	52	560
166 Grange Road (E Class)	Ground	58	624
	Basement	54	581
167 Grange Road (B1)	Ground	152	1,636



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