

TO LET

OFFICE

**GRAHAM
SIBBALD**

69-71 Newington Causeway, London, SE1 6BD



- Three storey office building
- Self-contained floors
- Lift access to all floors
- Suspended Ceilings
- 3,334 sq ft (NIA)
- Excellent Transport Links

LOCATION

The property is situated on the east side of Newington Causeway, within a short walking distance of Elephant and Castle Underground Station, providing access to the Northern and Bakerloo lines along with mainline rail services via Thameslink. Newington Causeway is well served by numerous bus routes operating frequent and regular services.

DESCRIPTION

The property comprises a self-contained, three-storey office building with ground floor frontage. The accommodation provides male and female WC facilities on each floor, a reception area, a fitted kitchen and meeting rooms. The property further benefits from suspended ceilings with spot lighting, perimeter trunking throughout and lift access serving all floors.

ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

AREAS

Floor	SQ.M	SQ.FT
Ground	32	346
First	92	995
Second	87	940
Third	98	1,052
Total	310	3,334

RATEABLE VALUE

This property has a rateable value of £110,000
Uniform Business Rate: 0.555p in the £
Estimated rates payable: £61,050 pa

The figures are provided as a guide only, interest parties are advised to confirm this with the local rates authority.

PLANNING

Use Class E.

ENERGY PERFORMANCE CERTIFICATE

D (92).

SERVICE CHARGE

TBC.

QUOTING RENT

£67,000 per annum (£20 per sq ft)

TENURE

A new FRI lease is available.

VAT

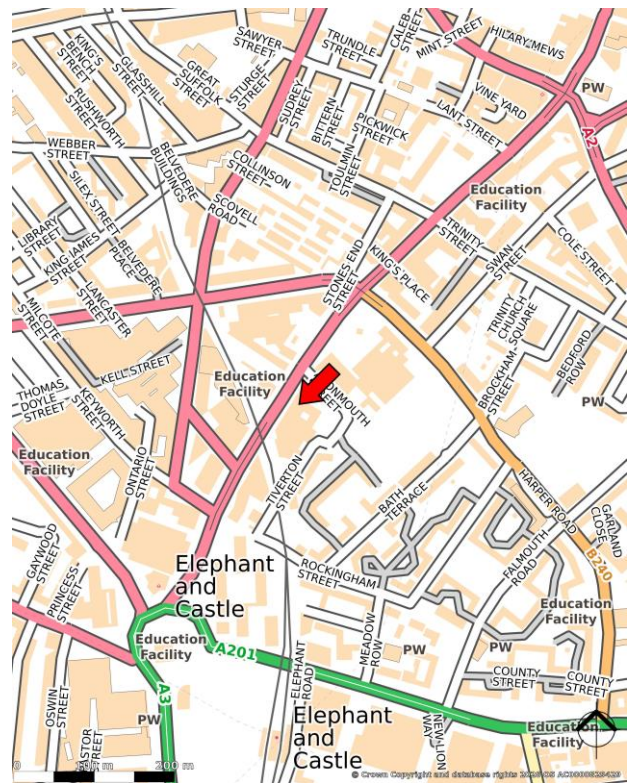
The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:

BILLY ROBINSON

Graduate Surveyor

billy.robinson@g-s.co.uk

07471 533 559

KYLE NICHOLLS

Chartered Surveyor

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07810 602 853

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.