



For Sale/To Let
New Flexible Use

Business Studios
1,513 To 16,286 Sq Ft

Silwood Street,
London, SE16 2SX

KALMARs

SOUTH LONDON'S LEADING AGENTS

- GREAT SPACE
- GREAT LOCATION
- GREAT OPPORTUNITY
- NEW STUDIO WORKSHOPS

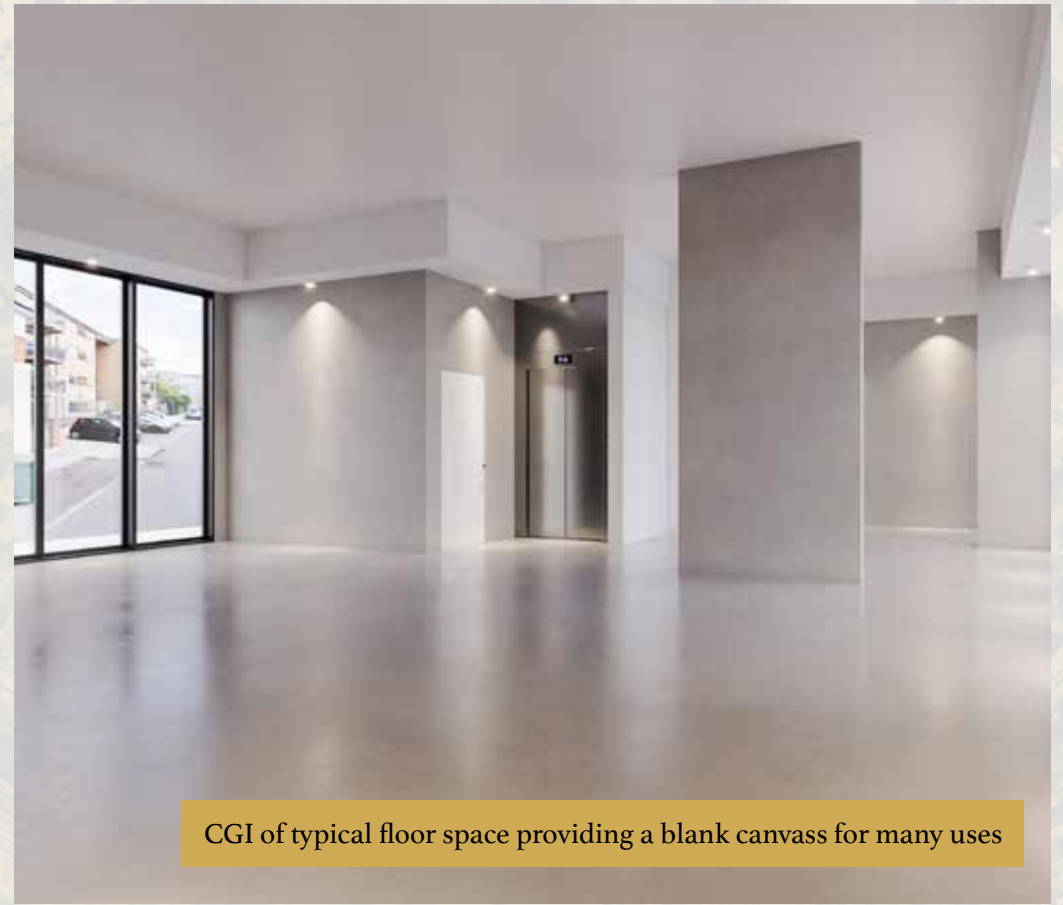
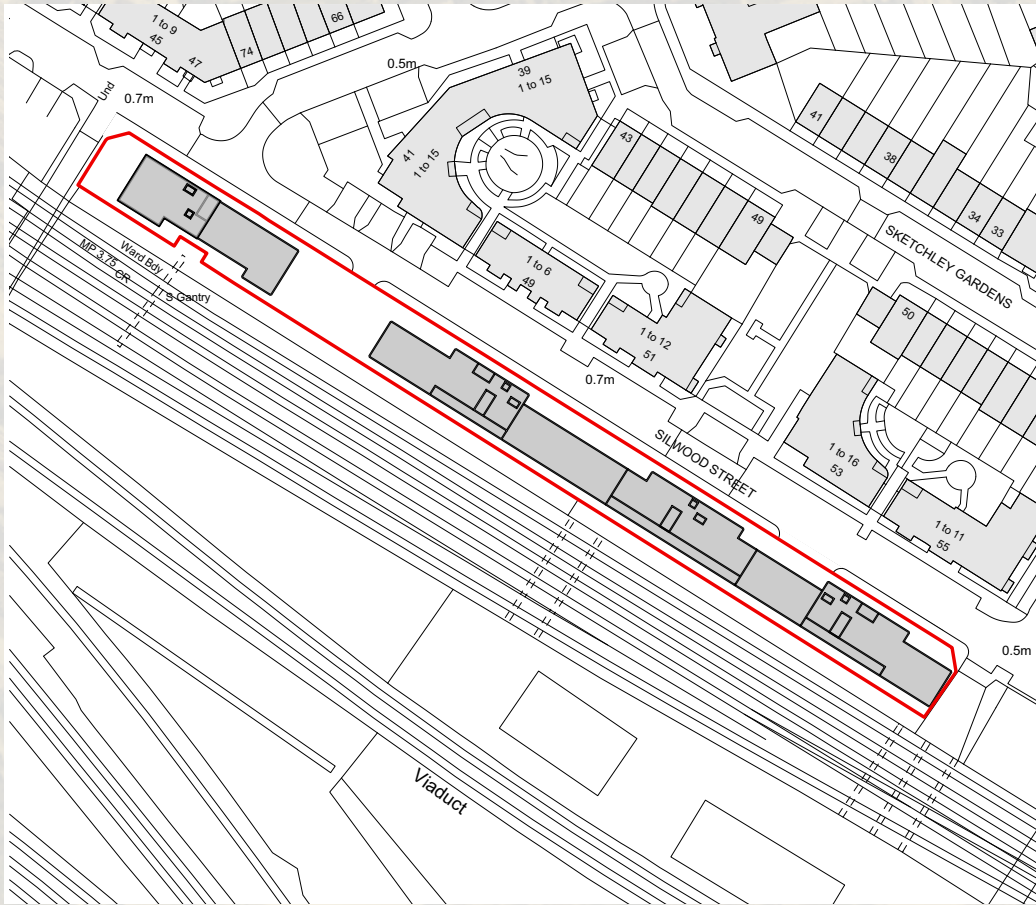
LOCATION

Situated just over a mile from Tower Bridge, Silwood Street is in the centre of an emerging development area with major schemes planned or already underway. Victorian arches to the rear are due to be refurbished extending the Low Line and Bermondsey Beer Mile south.

South Bermondsey station is just 300 metres direct distance, which has a travel time of 5 minutes to London Bridge (National Rail, Jubilee and Northern Lines) station. A new overground station, Surrey Canal, is planned to open within 350 metres.



Silwood Street, London SE16 2SX



Elevation facing Street



Description

The studios are being constructed on the ground and first floor of this new development. The long thin shape of the building with windows on either side not only provides exceptional natural light, but also natural ventilation.

Both floors will be divided into small studio units, ideal for craft workshops, artists etc. Units are available from 1,513 to 16,286 which can be self-contained or have shared facilities by arrangement.

Tenure

Either new flexible leases can be granted or long leases will be sold.

SIZES

	Floor	SQ M	SQ FT
Bi Office	Ground	546.5	5,883
	First	766.5	8,251
Total		1,313	14,133
Café	Ground	72.5	780
	First	72.5	780
Total		145	1,561
Community	Ground	55.0	592
GRAND TOTAL		1,513	16,286





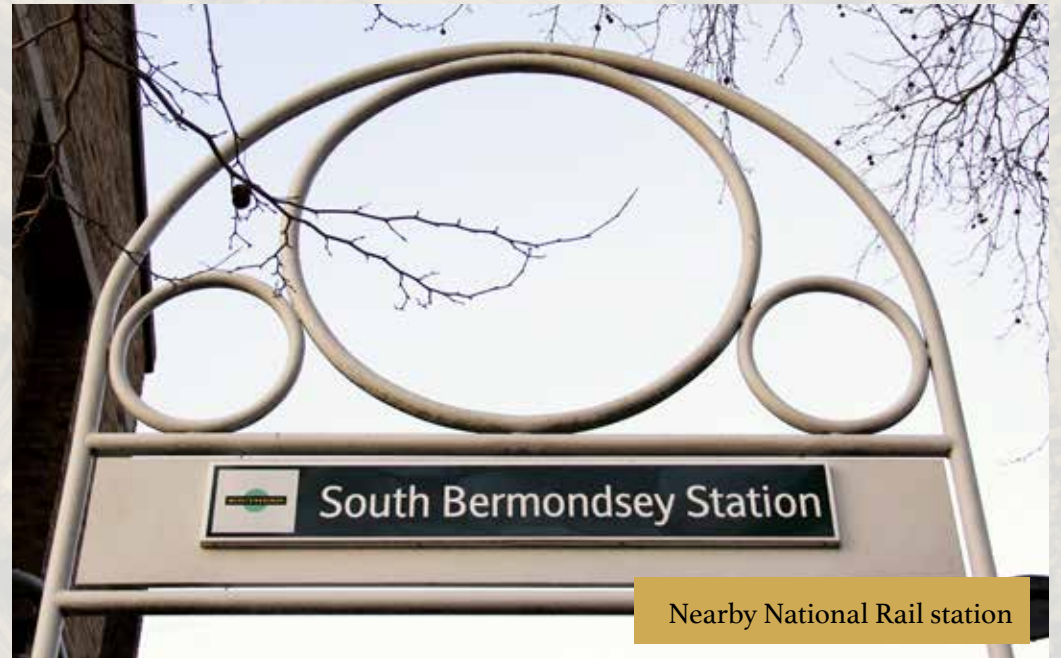
The Low Line stretching out from Waterloo to Deptford



Fourpure Tap Room. One of 14 craft breweries on nearby Bermondsey Beer Mile



Southwark Park



Nearby National Rail station

Silwood Street, London SE16 2SX



SILWOOD STREET 1930

History

Due to its central location in inner London, Silwood Street has been in a strategically important location for over a century. It was very heavily bombed during the war and, with the decline in London docks, the area waned in popularity, but is now rapidly being transformed into a fashionable residential and business district.

Viewing Through Owner's Sole Agents
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Further information including plans and specifications are available on request.

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