

**E CLASS UNIT**

**TO LET**

**3,401 SQ FT (316 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**202 GRANGE ROAD, LONDON, GREATER LONDON, SE1 3AA**

## LOCATION:

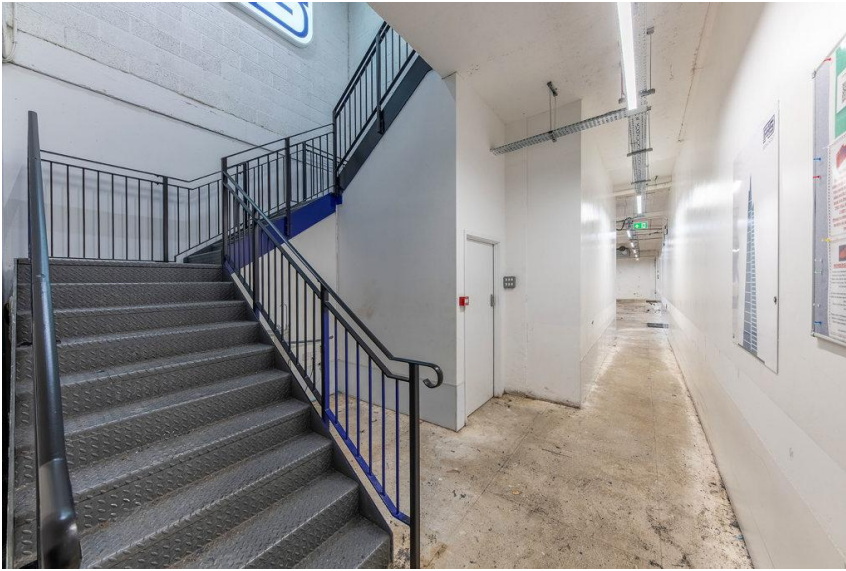
This property is located on the start of Grange Road, a fast improving area which is sandwiched between the southern end of Bermondsey Street and adjacent to Tower Birdge Road as well as the new developments taking place along Old Kent Road.

## DESCRIPTION:

This property comprises an E Class commercial unit split over ground floor and majority basement.

The unit is left in shell condition, with capped-off services, ready for occupiers to finish to their own requirements. The open layout with generous floor-to-ceiling height makes it ideally suited for health and wellbeing uses such as a yoga studios, fitness spaces, or boutique gyms. With flexibility for studio areas, treatment rooms, or changing facilities, offering a blank canvas for an incoming occupier to create a bespoke wellness environment and other services.





**SIZE: 3,401 Sq Ft  
(316 Sq M)**



**RENT: £65,000 pa**



**COSTS:**

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

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



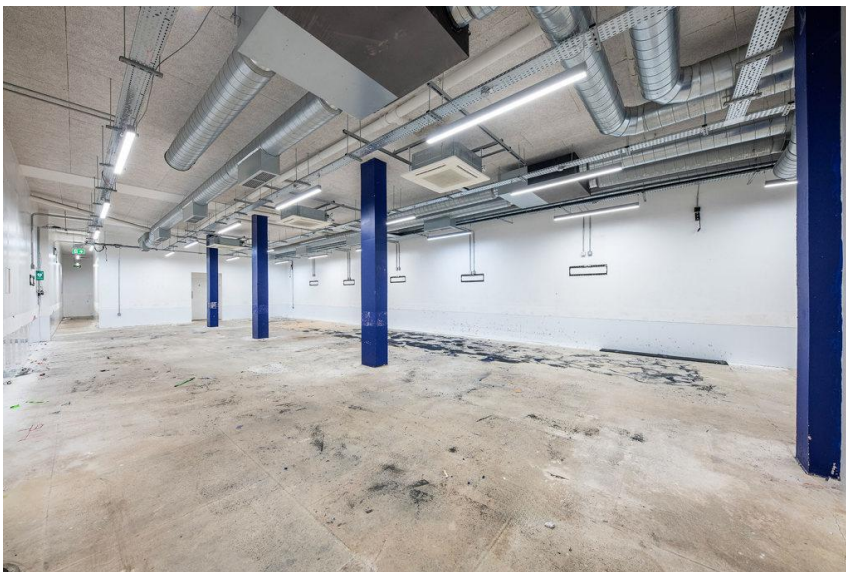
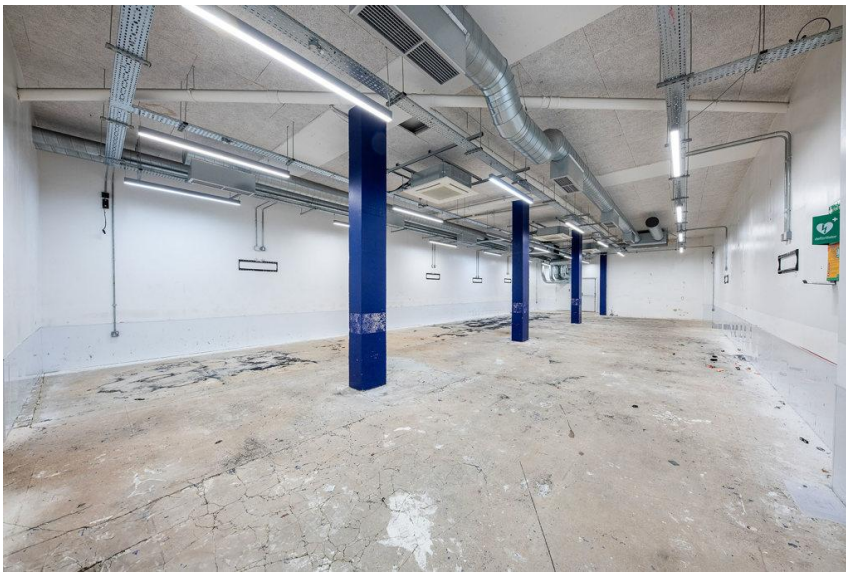
**VIEWINGS:**

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



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**KALMARs**

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