

**E CLASS UNIT**

**TO LET**

**4,629 SQ FT (430 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**THE LODGE, 120A LOWER ROAD, LONDON, GREATER LONDON,  
SE16 2UB**

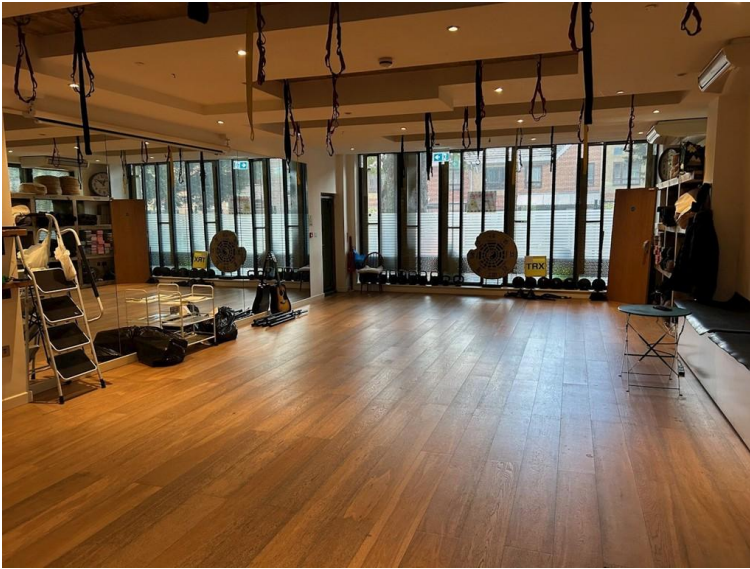
## LOCATION:

120 Lower Road benefits from an exceptionally well-connected position in the heart of Surrey Quays, directly next to Surrey Quays Overground Station, offering swift and frequent services to Canada Water (Jubilee Line interchange), Shoreditch, Highbury & Islington, and Clapham Junction. The property is also within a 10-minute walk of Canada Water Station, providing access to the Jubilee Line, connecting you to London Bridge, Canary Wharf, and the West End in just minutes. Surrounded by an evolving urban landscape, 120 Lower Road is moments from the Surrey Quays Shopping Centre (undergoing major regeneration) and close to the Greenland Dock and Southwark Park, making this a convenient and highly accessible location for both business and lifestyle needs.

## DESCRIPTION:

120 Lower Road is a prominent ground floor (3092 sq ft) and basement (1537 sq ft) commercial unit positioned close to Surrey Quays Station. The premises falls within Class E use, making it suitable for a wide range of occupiers including retail, health, fitness, medical, or other commercial uses (subject to any necessary consents).





**SIZE: 4,629 Sq Ft (430 Sq M)**



**RENT: £75,000**



**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.

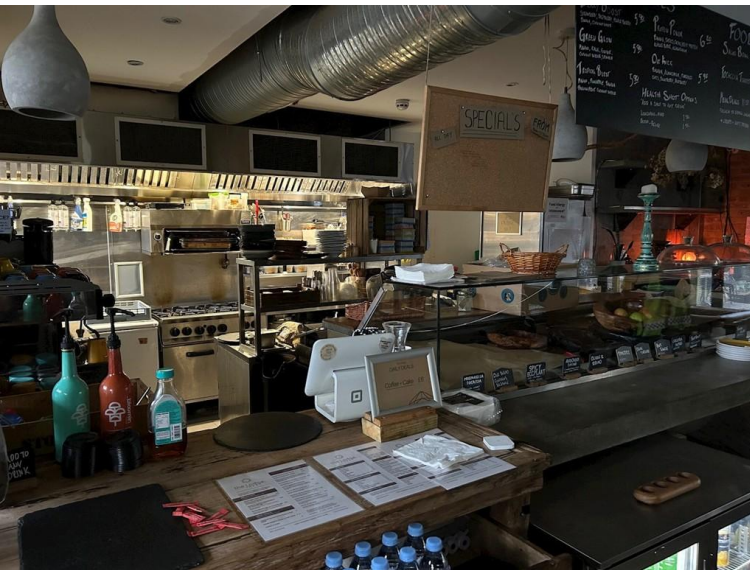
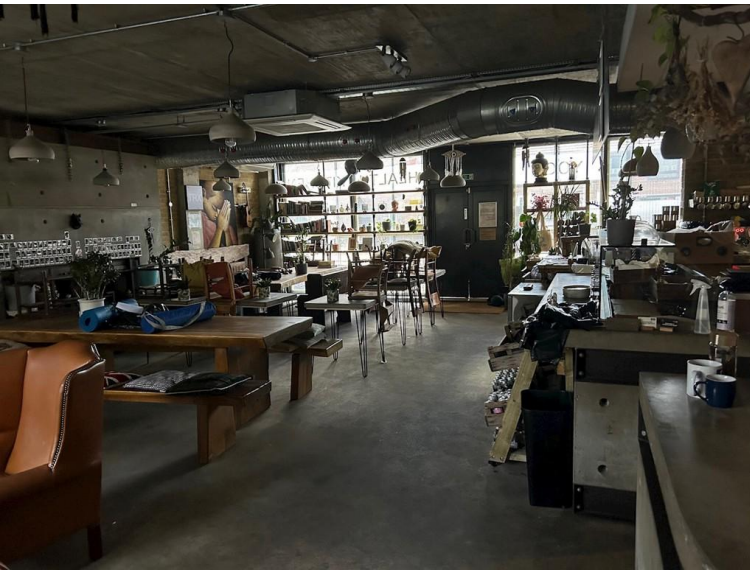


**CONTACT:**

Jack Scotter

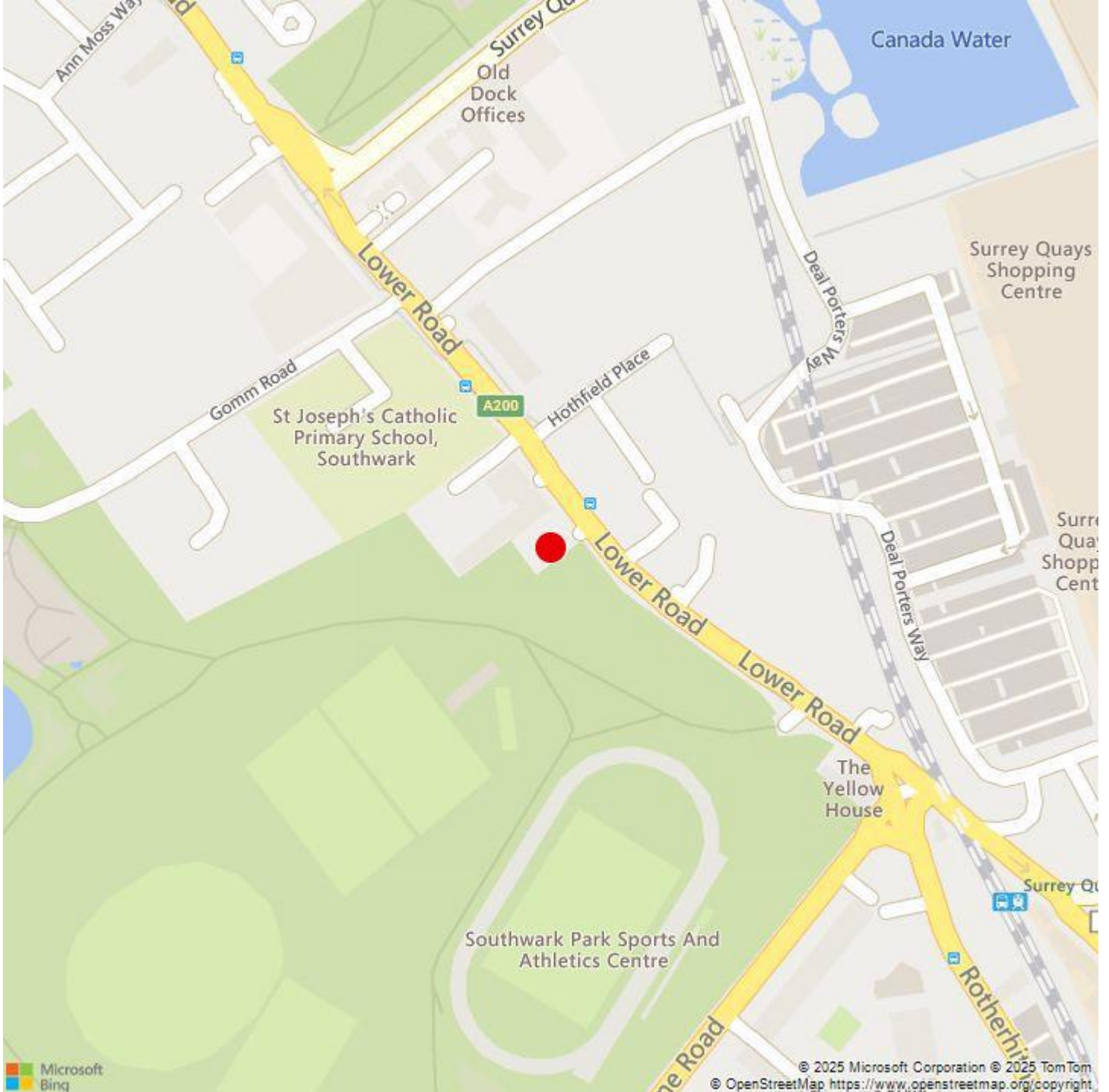
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SOUTH LONDON'S LEADING AGENTS



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