

**COMMERCIAL UNIT  
TO LET**  
**3,505 SQ FT (326 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**289 QUEENS ROAD, LONDON, GREATER LONDON, SE14 5JN**

## LOCATION:

The property is prominently located on Queens Road, a busy and well-connected arterial route serving the surrounding residential and commercial catchment. The immediate area comprises a diverse mix of independent retailers, cafés, local amenities and established businesses, contributing to a strong local trading environment and ongoing regeneration.

Queens Road Peckham Overground Station is located nearby, providing direct services to London Bridge, Shoreditch High Street and Canada Water, with onward Jubilee Line connections. The area is also well served by multiple bus routes, offering excellent connectivity across South and Central London.

## DESCRIPTION:

The property comprises a commercial unit with a total floor area of approximately 3,505 sq ft, arranged equally between the ground floor and basement.

The ground floor provides street-level accommodation with an open layout suitable for a range of commercial uses. The basement, of a similar size, offers additional accommodation which may be used for ancillary or operational purposes, depending on occupier requirements.





**SIZE: 3,505 Sq Ft (326 Sq M)**



**RENT: £60,000 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.

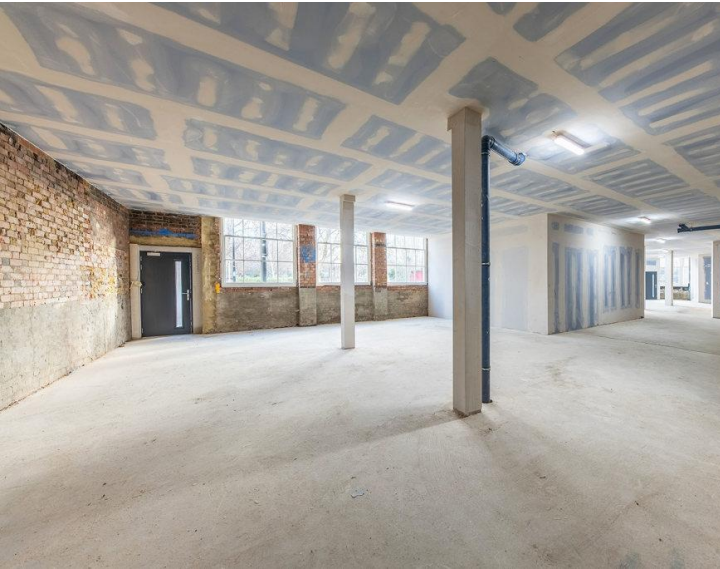


**CONTACT:**

Jack Scotter

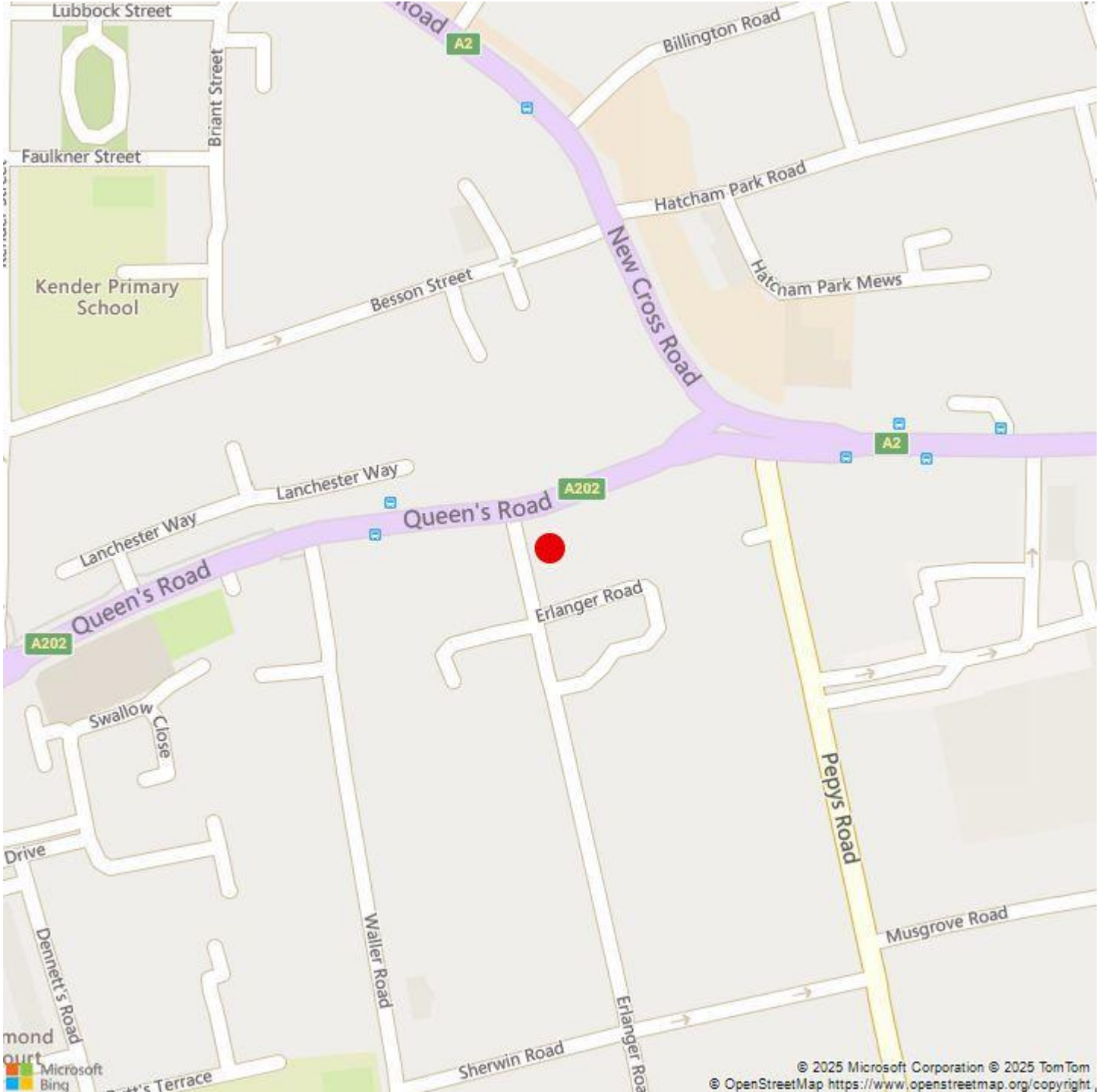
0207 403 0600

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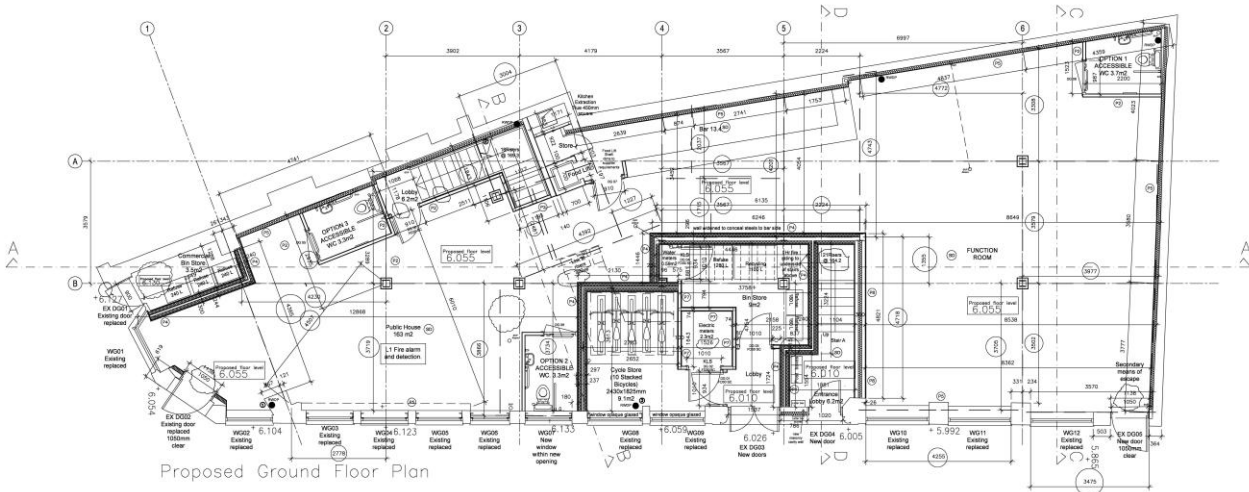
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Proposed Ground Floor Plan

 <p>JPP Architects</p>	Client: CMT Design & Construction Ltd.	
	Project Name: 219 Queens Rd, London, SE19	Date: 27.08.2023
Project No: 219	Drawing No: Proposed Ground Floor Plan	Drawing Code: GAD2
Project Manager:	Designer:	Checker:

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