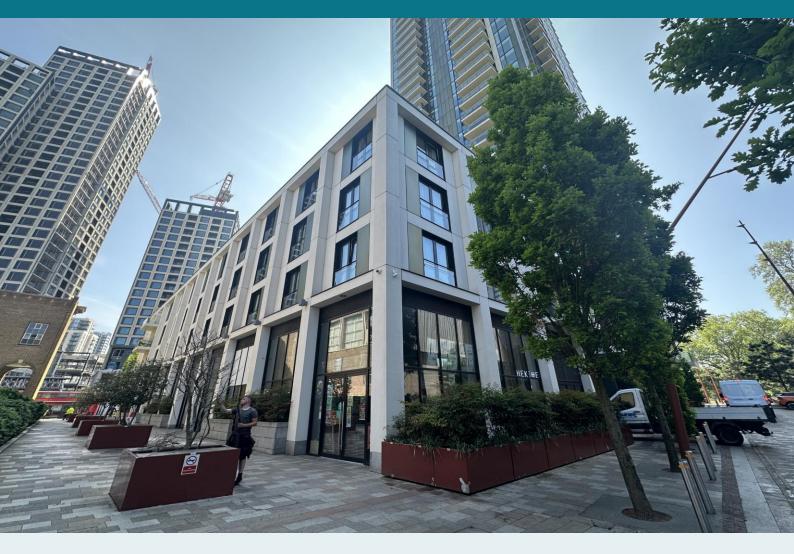
Elephant & Castle, London SE1 Unit 3, One The Elephant

Class E Opportunity – Subject To Vacant Possession



Location

The subject property forms part of the ground floor of the One The Elephant residential scheme adjacent to Sainsbury's, and situated opposite the new Elephant & Castle town centre regeneration site.

Other retailers within the development include Pret A Manger, Chase Evans and A Silva dental studio.

Demise

The property comprises a corner unit and is arranged on ground floor comprising the following approximate Net Internal floor areas:

Ground Floor 803 sq ft 74.60 sq m

Tenure

The property is available by way of a new full repairing and insuring lease, subject to 5 yearly upwards only rent reviews.

Rent

Upon application.

Rates

Rateable Value £23,250
Rates Payable £11,602 p.a.

Interested parties are advised to make their own enquiries to Southwark Council on 020 7525 5000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:



Chris Ward 07467 567 925 chris@forge-cp.com Liam Jones 07990 335 016 liam@forge-cp.com



