

FIELD & SONS

COMMERCIAL

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A4 RETAIL UNIT TO LET A1/A2 USE ALSO CONSIDERED VERY CLOSE TO ELEPHANT PARK AND TRAFALGAR PLACE



**GROUND FLOOR AND BASEMENT
96 RODNEY ROAD, LONDON SE17 1BG
APPROX. 1,202 SQ FT (111.6 SQ M)**

LOCATION

Located on the west side of Rodney Road at the junction with Wadding Street, opposite Trafalgar Place and just south of Elephant Park, which when completed will provide over 2,500 new homes together with numerous community facilities. The transport hub at Elephant & Castle is within walking distance, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

96 RODNEY ROAD, LONDON SE17 1BG

DESCRIPTION

Comprises the ground floor and basement of this newly converted former public house on a prominent corner plot.

Each level is triangular in shape, inter-connected by way of a new timber stair. Extensive glazing to both street frontages. Approximately 601 sq ft (55.8 sqm) per floor, giving an overall total of 1,202 sq ft (111.6 sqm).

The property has been left in a shell and core specification with capped services ready for an incoming occupier's own fit out.

PLANNING AND USE

Existing planning is as A4 – Drinking Establishment. The landlord is seeking a tenant who will complement the residential properties above such as a wine bar but is also prepared to consider A1 or A2 such as café, sandwiches, professional services etc. No A3 uses will be considered.

TERMS

The property is available for by way of a new lease on terms to be agreed.

RENT

£36,000 per annum, exclusive of all other outgoings.

BUSINESS RATES

To be re-assessed on occupation.

SERVICE CHARGE AND INSURANCE

Recharge of building insurance only.

ENERGY PERFORMANCE

EPC Asset Rating = 88 (Band D).

FURTHER DETAILS

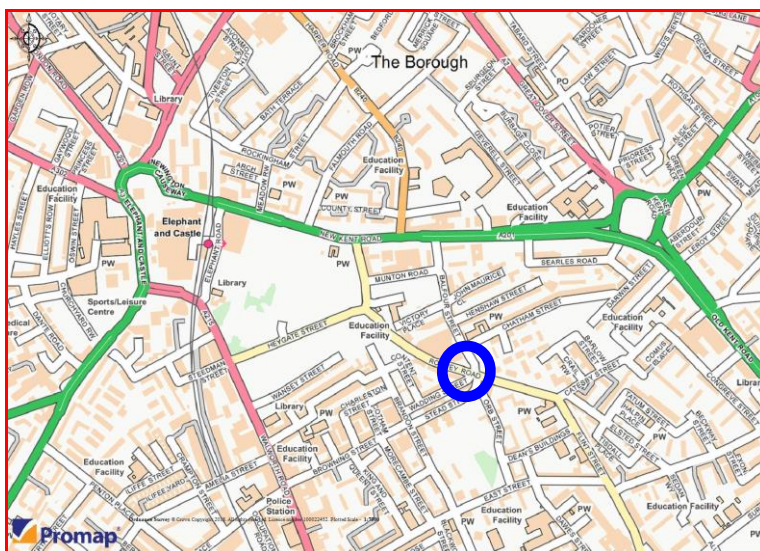
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96 RODNEY ROAD – LOCATION PLAN



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