

UNIT TO LET - A1/A2/A3/A4

AVAILABLE FEBRUARY 2018

ELEPHANT PARK – ENERGY CENTRE CAFÉ

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Location

The unit is located in Elephant and Castle on the corner of Heygate Street and Rodney Road, overlooking Brandon Place Park.

The unit forms part of phase one of 'Elephant Park', a new development comprising 28 acres. Once complete, Elephant and castle will provide 6,500 new homes, 50 retail and restaurant units, a multi-screen cinema, a new campus for the London College of Communication and a new entrance to Elephant and Castle underground station.

Accommodation

The premises comprise the following approximate net internal floor areas:-

Ground Floor
1,590 ft² 147 m²

First Floor
2,172 ft² 201 m²

Lease

The unit is available from February 2018 by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954.

Rent

£35,000 per annum exclusive of service charge, business rates, VAT (if applicable) and all other outgoings.

Rates payable

The unit is to be assessed by the VOA for rating purposes.

EPC

Upon application.

Legal costs

Each party to bear its own costs.



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