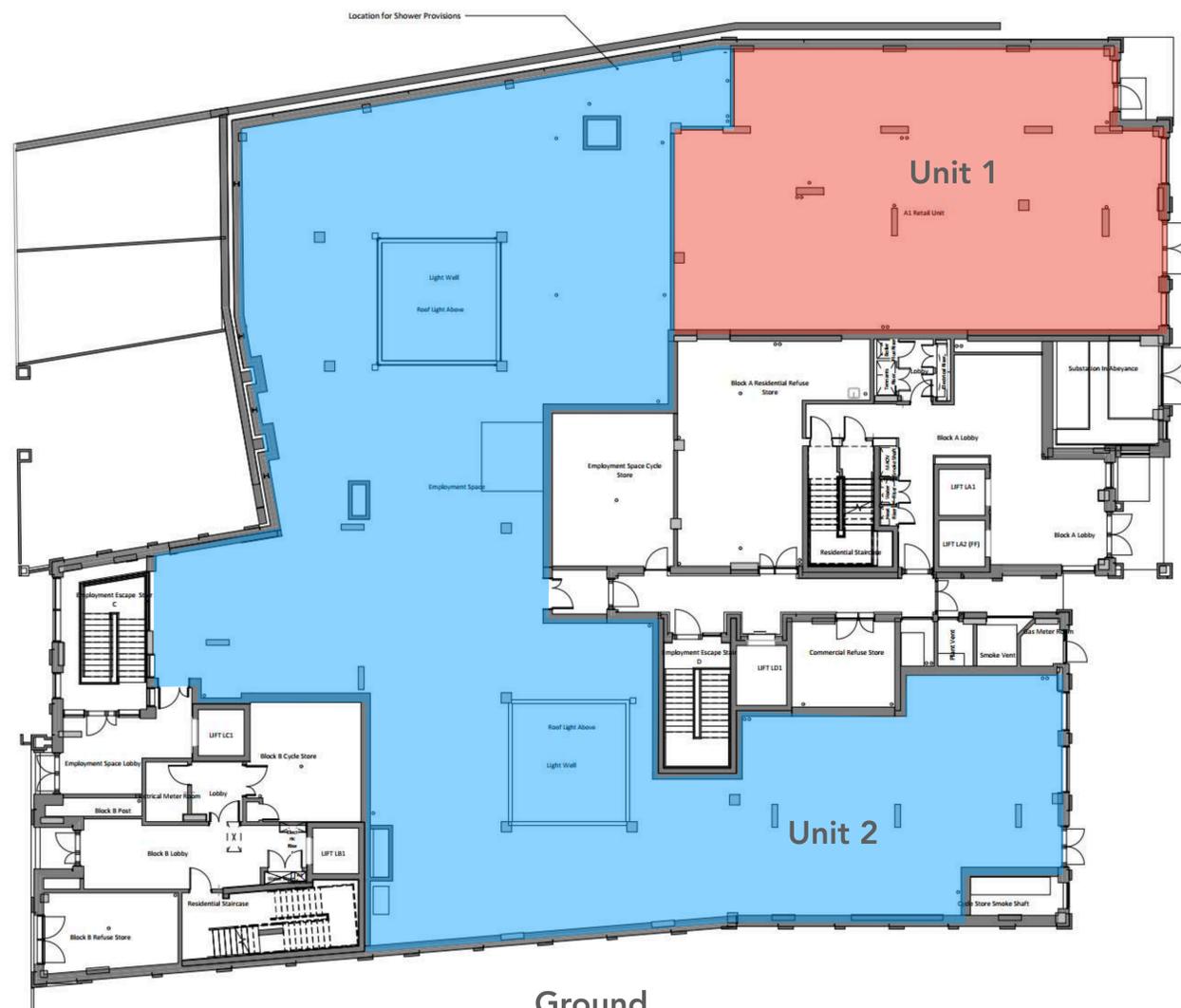


NIEK
CO

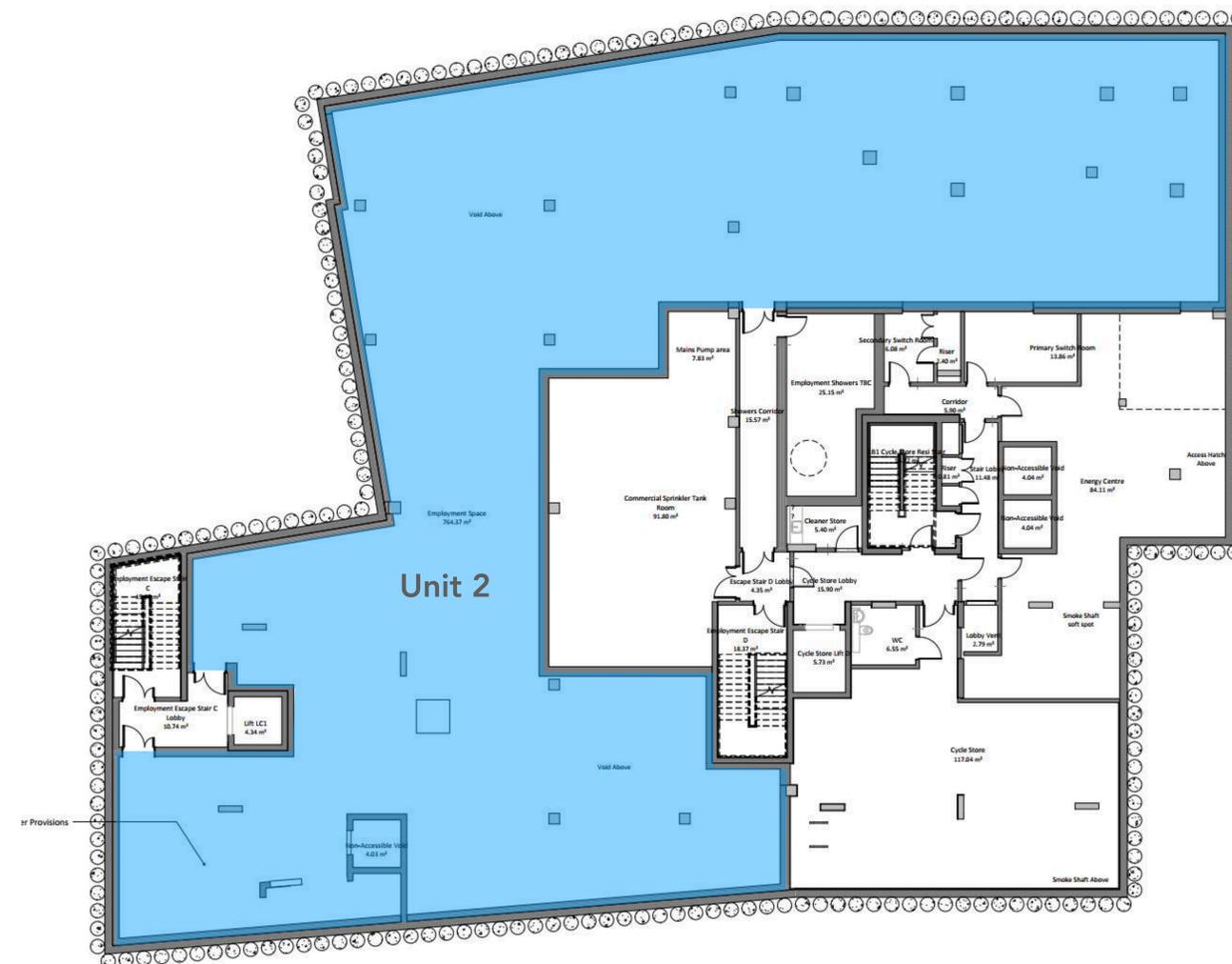
**136-142 NEW
KENT ROAD,
SE1**



136-142 New Kent Road, SE1- Prominent New Build Units



Ground



Basement

Location: 136-142 New Kent Road is a brand new development on the south side of New Kent Road, opposite the junction with Harper Road in the heart of Elephant and Castle in the London Borough of Southwark. Elephant and Castle has undergone a significant amount of redevelopment over the past few years, focused on Elephant Park and the old Elephant and Castle Shopping Centre, both of which are a few minutes walk to the west and will provide around 4,000 new homes when complete, with around half of those proposed homes already completed along with a significant number of new retail and leisure units.

Elephant and Castle Station (Bakerloo and Northern Lines and Mainline services) is 10 minutes walk to the west, there are also numerous bus routes serving the area.

- Elephant & Castle (7 min walk)
- Elephant & Castle Underground (8 min walk)
- Borough (13 min walk)
- London Bridge (18 min walk)

Description: The available spaces front onto New Kent Road and are arranged over ground and basement floors. They are due to be handed over in shell and core condition, however there is scope for the landlord to increase the handover specification subject to negotiation.

The spaces all benefit from open Class E use and would suit a range of office, retail, F&B or leisure occupiers.

Accommodation:
 Unit 1: 2,594 sq ft (241.0 sq m)
 Unit 2: 16,124 sq ft (1,498.0 sq m)
 Total: 18,718 sq ft (1,739.0 sq m)

There is potential to link the spaces or adjust the sizes to fit an occupiers demand.

Lease: New leases are being offered direct from the landlord.

Rent: On application.

Service Charge: TBC

Business Rates:
 The space has not been rated yet. Interested parties are encouraged to make their own enquiries with LB Southwark.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co..

Contact: Max Taylor-Smith
max@niekco.com
 +44(0)7765 251 016



"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."