

# GROUND AND MEZZANINE COMMERCIAL UNIT FOR SALE

4,064 SQ FT (378 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



43 HORSLEY STREET, LONDON, SE17 2PX

## LOCATION:

The property is located on Horsley Street, nestled between the A215 Walworth Road and Queens Row. Horsley Street, much like the surrounding area is predominantly a residential one, with the occasional ground floor commercial unit beneath residential uppers. The nearest train station is Elephant and Castle underground or train station or Kennington underground.

## DESCRIPTION:

The unit comprises a ground floor commercial unit beneath residential benefitting from circa 5m ceiling height, allowing plenty of space for a mezzanine level, which has been installed across approximately 75% of the floor space. Access to the property is via the tall double doors at either end, the Horsley Street entrance benefits from a loading bay. The unit lends itself well to either office, retail or industrial use, currently it is occupied as a showroom for a furniture store but will be sold with vacant possession. There is no allocated parking however both Queens Row and Horsley Street are fairly quiet roads meaning larger vehicles are able to load and unload into the unit without much hassle from oncoming traffic.





**SIZE:** 4,064 Sq Ft (378 Sq M)



**PRICE:** Quoting offers in the region of **£1,000,000.**



**COSTS:**

**RATES PAYABLE:** Please refer to the Local Authority for information on rates

**VAT:** VAT is payable.

**LEGAL COSTS:** Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

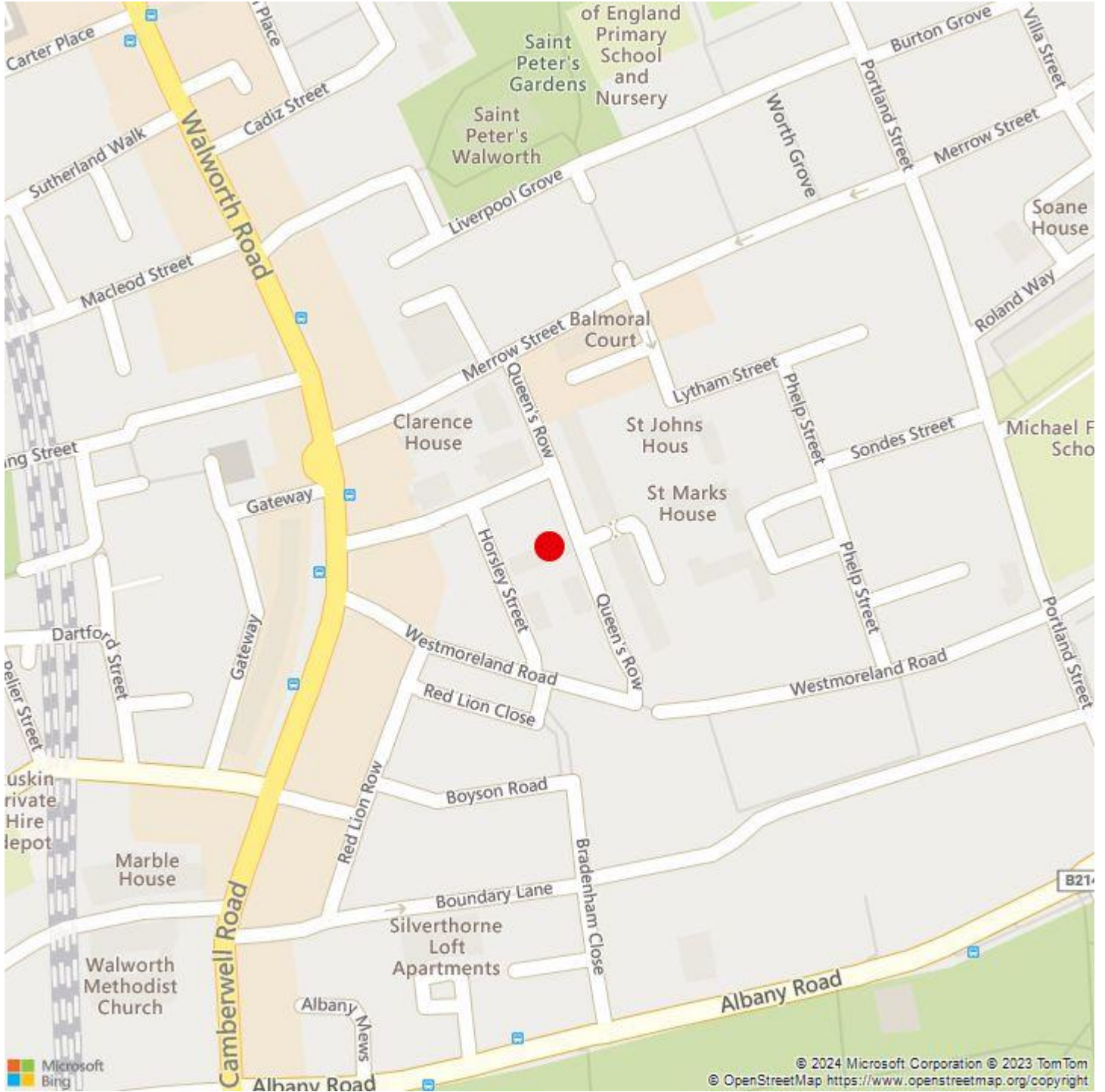
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SOUTH LONDON'S LEADING AGENTS

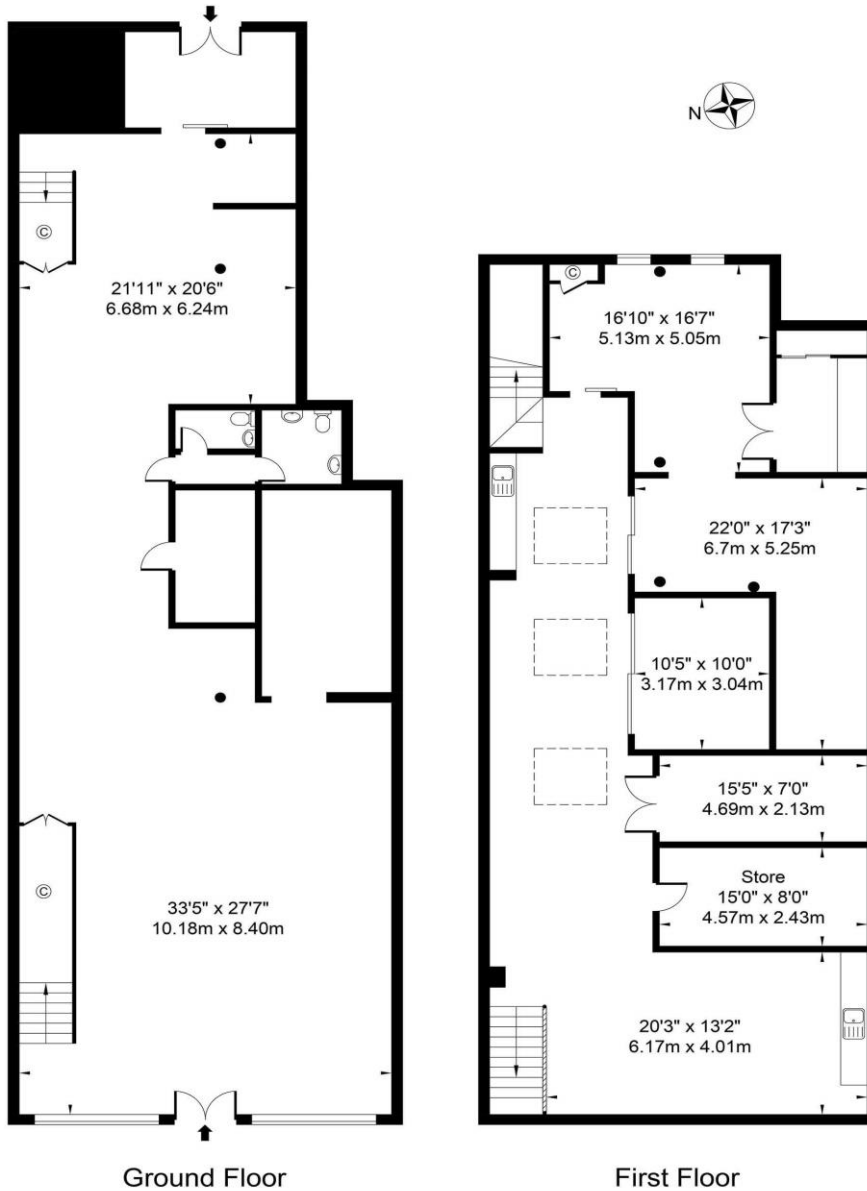


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Queen's Row, London SE17 2PX  
 Approx. Gross Internal Area 4064.56 Sq Ft - 377.61 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as a general outline for guidance only.  
 All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2023