



- Commercial unit in Elephant & Castle.
- Gated entrance and allocated parking space.
- Extremely well connected by public transport by Railway, Underground and Bus services.
- Currently arranged as a Live Work unit.
- Offers in the region of £425,000.

Description

A self-contained commercial unit on the ground floor of a mixed-use development. The property falls under planning use class E; however, the property is currently set out as a live work unit.

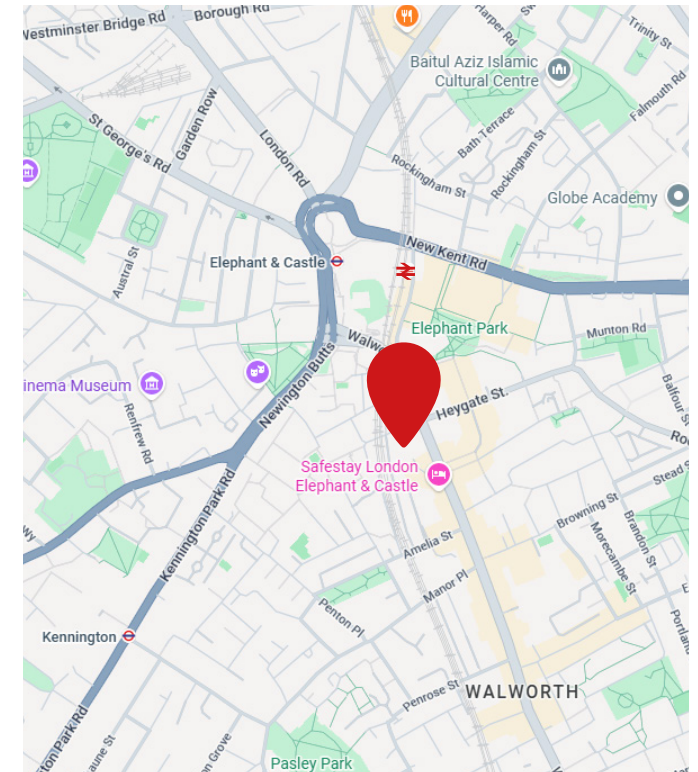
Internally, the property benefits from air conditioning throughout, a large open plan kitchen space, two separate office rooms as well as a w/c with shower. The property also features access to a communal garden via the rear office space.

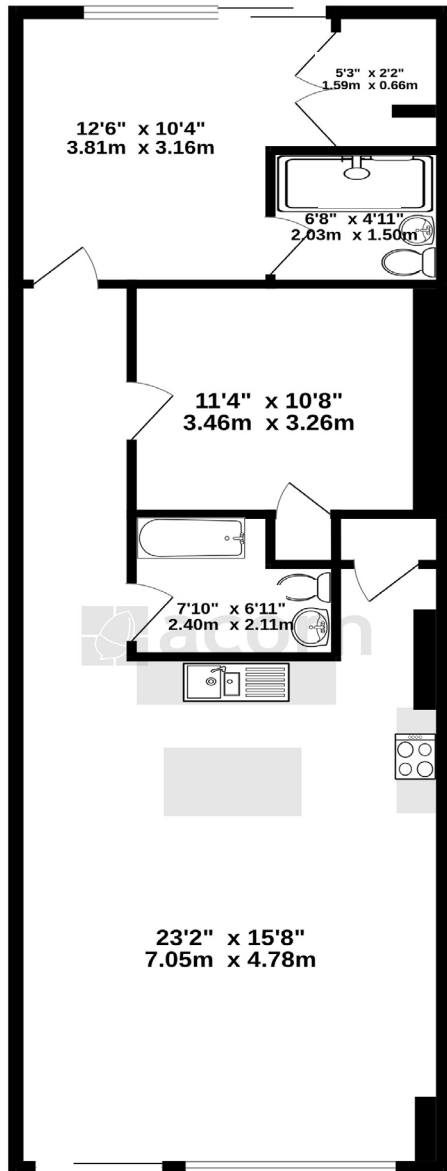
The property could be ideal for multiple interested parties, including but not limited to a private creative space, office suites or a co-working space. The unit also comes with one allocated parking space in a secure underground car park.



Location

The property is located on Steedman Street just off of the Walworth Road, within the Elephant and Castle regeneration zone. The property is extremely well connected via public transport with Elephant and Castle Railway station just 0.2 miles away from the property and provides access to London Blackfriars (4 mins), St Pancras Intl (12 mins) and Bromley South (30 mins) just to name a few. The underground station is on the Northern Line (Bank Branch) and the Bakerloo Line with routes to the West End and The City. There are also multiple bus services connecting you to local surrounding areas such as Camberwell, London Bridge and Brixton.





Approx Gross Internal Area
81 sqm / 869 sqft

Floor Plan





Further Information

Price	Offers in the region of £425,000 are invited for the remainder of the long leasehold, 103 years unexpired.
VAT	We understand that VAT is not applicable in this matter.
EPC	The property currently holds an EPC rating of 'D'. A copy of the EPC is available upon request.
Viewings	All internal viewings are available by prior appointment with Acorn's Commercial & Development Division.

Contact



Frankie Roffo

020 8315 5454

commercial@acorngroup.co.uk



Are you registered to receive our latest opportunities? Scan to register!

Bromley Office

9 St Mark's Road
Bromley
Kent
BR2 9HG

T: 020 8315 5454

London Office

120 Bermondsey Street
London
SE1 3TX

T: 020 7089 6555

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.