

1,679 sq.ft
(156 sq.m)



33, UNIT 5

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Heygate Street, Elephant Park
London, SE17 1GD

SHEET ANCHOR
EVOLVE

part of MCore

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6508

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DESCRIPTION

This ground floor retail unit extends to 1,679 sq ft, offering well-configured accommodation suitable for a variety of retail or leisure occupiers. Positioned at street level within a contemporary mixed-use scheme, the unit benefits from strong visibility and frontage, making it ideal for operators seeking presence in a thriving urban environment.

The unit occupies a prominent position within the Elephant Park development, fronting Heygate Street in one of London's most dynamic Zone 1 neighbourhoods.

Elephant Park is home to over 50 bars, restaurants and retail occupiers, generating consistent footfall throughout the day and into the evening. Nearby occupiers include Gail's, Joe & The Juice, Four Quarters, Pot & Rice and Rosy Hue.

AREA

1,679 sq.ft (155.9 sq.m)

RENT

£45,000 per annum +VAT

RATES

To be assessed

SERVICE CHARGE & INSURANCE

£12,385.54 +VAT

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



124,245 sq.ft

Total development



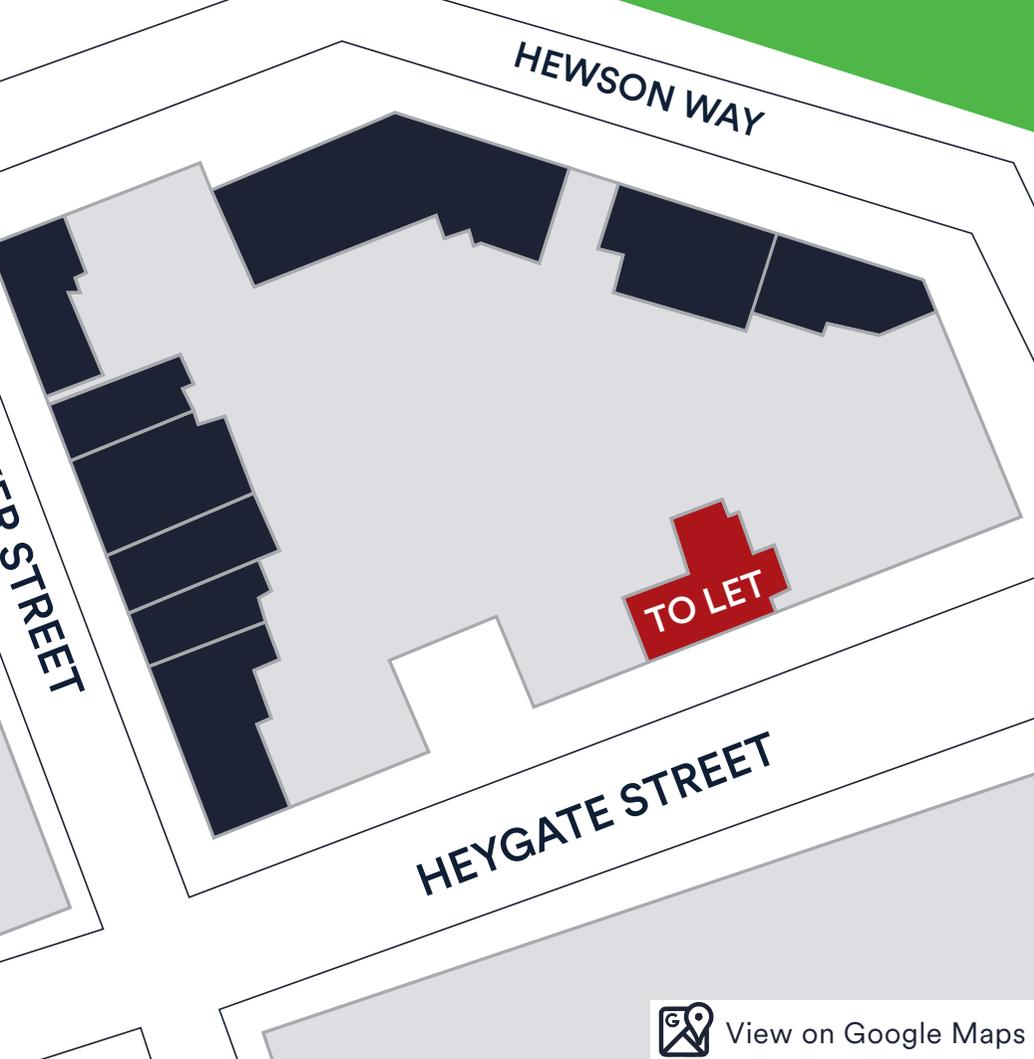
52

Retail units on site

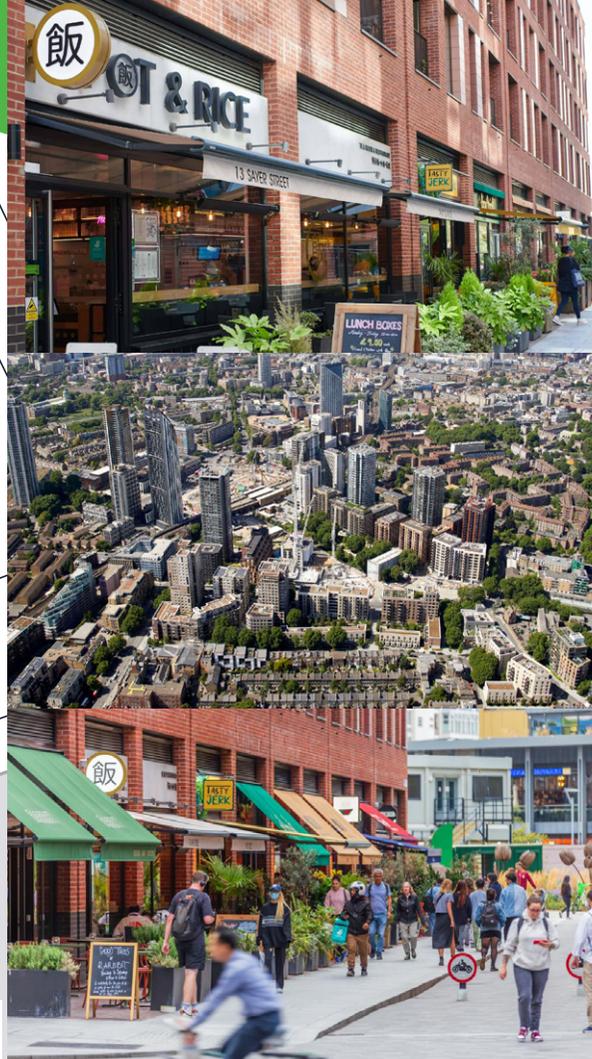


What Three Words

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 View on Google Maps



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part of M^{Core}



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LOCATION

The area has undergone significant regeneration and is now established as a vibrant hub for independent brands and local businesses, supported by approximately 3,000 new homes and a growing residential population.

The property is located a short walk from Elephant & Castle transport hub, providing excellent connectivity with direct Underground and National Rail services into Central London in approximately 10 minutes.

SERVICES



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