

6 Avonmouth Street
London SE1

12,407 Sq Ft
Self-Contained Commercial Space To Let



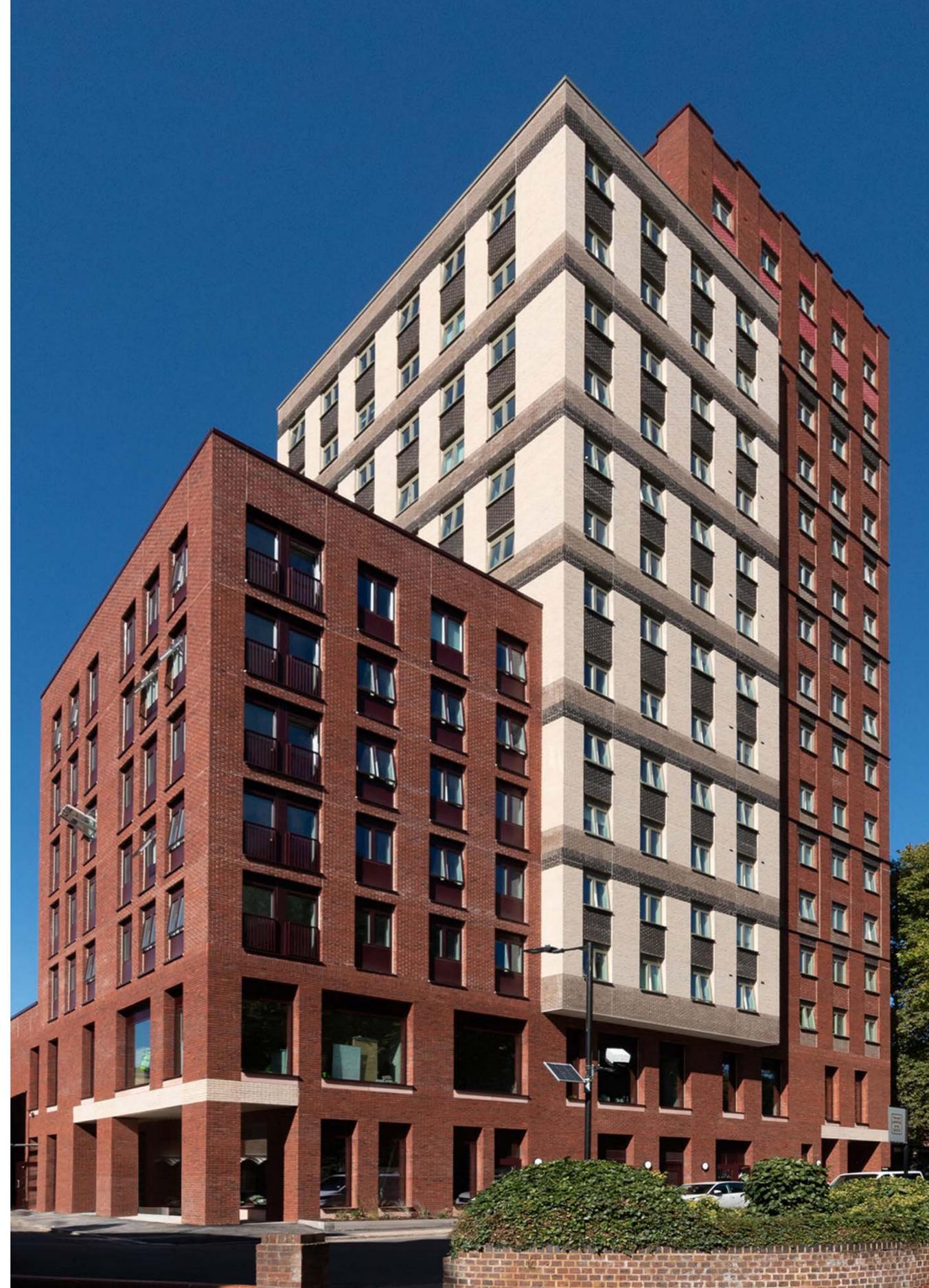
FORUM

FIND YOUR SPACE

A new mixed use development comprising 12,407 sq ft of commercial space and 226 student rooms, situated between Borough and Elephant & Castle.

The Forum will provide a unique light-filled commercial space that allows for both productivity and wellbeing. The ground floor benefits from direct street frontage allowing for large-scale branding opportunities.

RIGHT /
THE FORUM EXTERIOR CGI



AIR CONDITIONING



OFFICE USE



PASSENGER LIFT



SHELL & CORE



226 STUDENT ROOMS



EXPOSED SERVICES



RESTAURANT USE



CYCLE STORAGE FACILITIES



EDUCATIONAL USE



GYM USE



FLOOR TO CEILING HEIGHTS OF UP TO 4.1M



TO LET AS INDIVIDUAL OR COMBINED UNITS



Southwark



Elephant & Castle



London Bridge



Borough

Tate Modern

Borough Triangle

Borough Market



FORUM

FLEXIBLE SPACE

The building features contemporary commercial space over lower ground, ground and first floor.

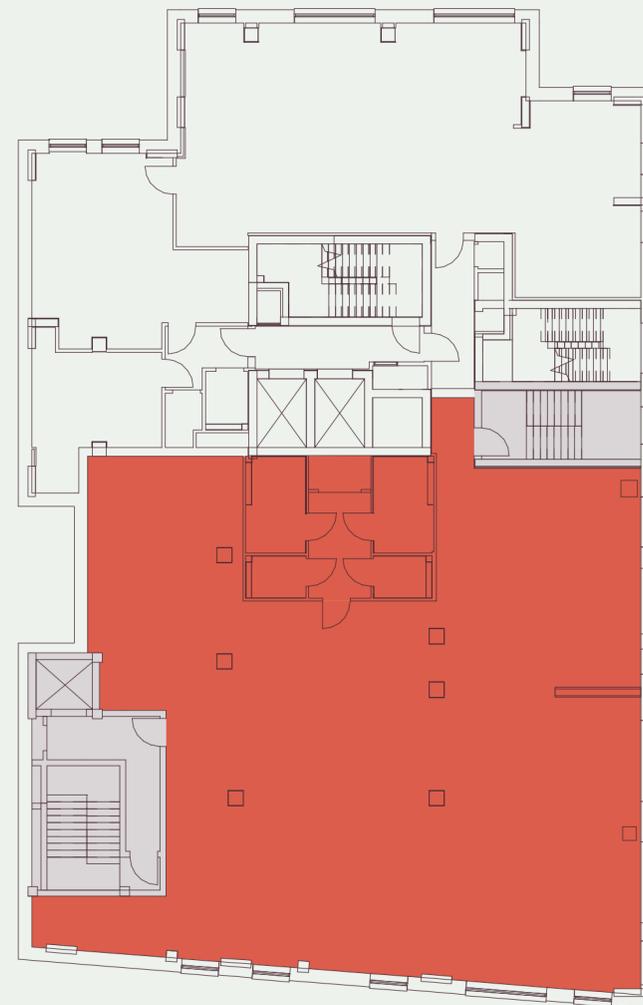
The floors are delivered in a shell & core finish and are available as individual self-contained units or let as a whole.

Floor	Sq Ft	Sq M
First	3,828	355.6
Ground	3,481	323.4
Lower Ground	5,098	473.6
Total	12,407	1,152.6

Combined Units	Sq Ft	Sq M
Ground + Lower Ground	8,579	797

■ AVAILABLE SPACE ■ CORE

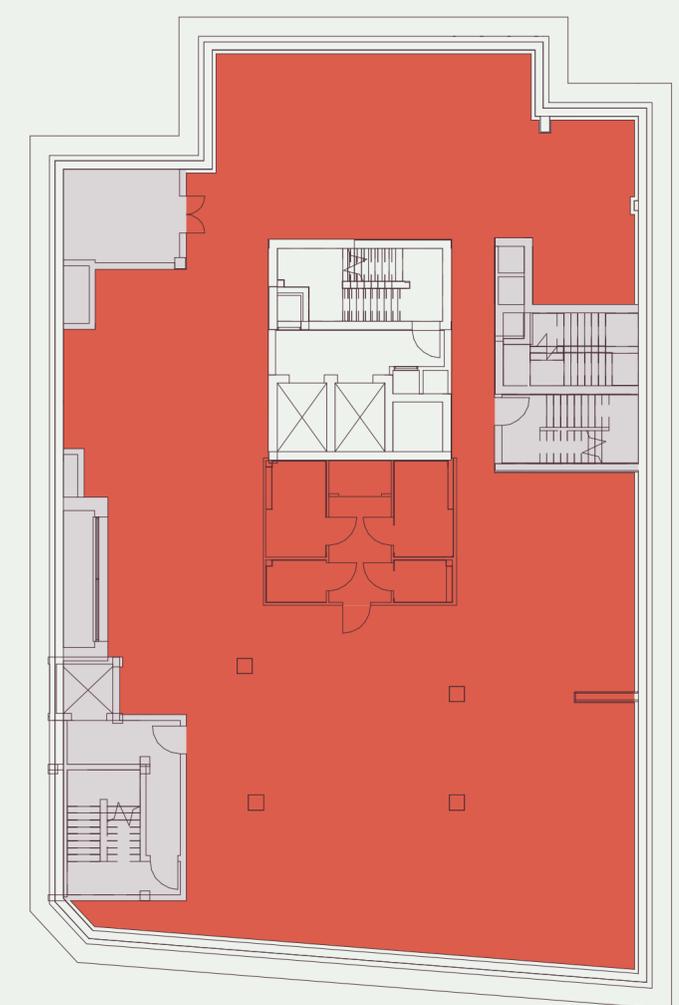
FIRST
3,828 SQ FT / 355.6 SQ M



GROUND
3,481 SQ FT / 323.4 SQ M



LOWER GROUND
5,098 SQ FT / 473.6 SQ M



NORTH

FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

AVAILABLE AS INDIVIDUAL SELF-CONTAINED UNITS OR LET AS A WHOLE.



FIRST FLOOR OFFICE SPACE

GROUND FLOOR FLEXIBLE SPACE





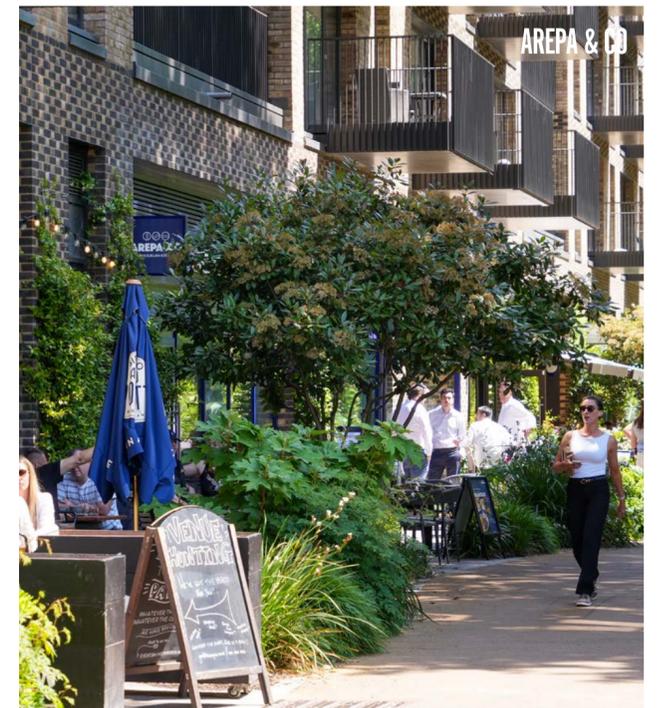
Perfectly placed to enjoy a rich mix of local amenity — from street food markets and artisan coffee to independent shops and after-work spots — the neighbourhood offers a vibrant backdrop to the working day.

With Borough's lively food and drink scene nearby, and Elephant & Castle now a go-to destination to eat, meet and unwind, this location blends energy, convenience and character.

The area is undergoing rapid regeneration, including new mixed-use developments such as a new Town Centre, plus Borough Triangle, Elephant Park, and more — forming a cluster of new public realms to enjoy on your doorstep.



VIBRANT MIX OF AMENITY



CHANGING SCENE

Elephant & Castle and Borough Triangle are undergoing major regeneration, with billions being invested in new homes, retail, workspace and public realm.

From the transformation of Elephant & Castle's centre to the £600m Borough Triangle scheme – and with excellent transport links including the Northern, Bakerloo and Jubilee lines, and National Rail – the area is evolving into a vibrant and well-connected destination.



LOCAL AMENITIES

Coffee & Lunch

1. Black Cowboy
2. Terry's
3. Change Please
4. Gails
5. Art Cafe
6. Foundry
7. Little Louie
8. WatchHouse

Restaurants & Bars

9. Borough Market
10. The Elephant & Castle
11. Flat Iron Square
12. Four Quarters
13. Four Hundred Rabbits
14. Padella
15. Paladar
16. Arepa & Co
17. Roast
18. Casa do Frango
19. Bala Baya
20. The Charlotte
21. Mc & Sons
22. Barrafina
23. Tapas Brindisa
24. Caravan
25. The Electric Elephant

Leisure & Cultural

26. Hotpod Yoga
27. Gymbox
28. Fight City
29. Elephant Park
30. Ministry of Sound
31. Imperial War Museum
32. Tabard Street Market
33. Castle Square

WALK TIMES



ELEPHANT & CASTLE



BOROUGH



TUBE TIMES – FROM ELEPHANT & CASTLE



LONDON BRIDGE



WATERLOO





SE1 6NX
///LIFTS.PENS.ACTOR

AVAILABLE TO LET

Available as individual self-contained units or let as a whole.

VIEWING

Strictly by appointment.

TERMS

Upon application.

USP.

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