LARCOM HOUSE

LONDON, SE17 1RT



TO LET

FLOOR PLATES AVAILABLE IN HISTORIC BUILDING IN
THE HEART OF ELEPHANT AND CASTLE

SUITABLE FOR BUSINESS CLASS E
(OFFICES, GYM, MEDICAL, CLINICAL, RETAIL ETC.)

EDUCATIONAL USES WILL BE CONSIDERED
THE PREMISES HAS F1 EDUCATIONAL USE SECURED
SUBJECT TO FREEHOLDERS CONSENT

180
to
1,670 SQ FT

First Floor

7.000 Sq Ft Office Available




LONDON EYE
IMPERIAL WAR MUSEUM
UNCLE BUILDING
ONE BLACKFRIARS
251 SOUTHWARK BRIDGE ROAD
STRATA
ELEPHANT PARK
THE SHARD
KENNINGTON
WATERLOO
THE SOUTHBANK
BLACKFRIARS
ELEPHANT & CASTLE
MANOR PLACE DEPOT
LARCOM HOUSE
BOROUGH
LONDON BRIDGE

Location

Located at the northern end of Walworth Road, Larcom House is situated on the corner of Larcom Street immediately adjacent to the centre of Elephant and Castle's £4bn+ regeneration transformation.
Walworth Road is Elephant and Castle's high street and is home to around 400 businesses and more than 5,000 people. The area is known for its eclectic mix of supermarkets, big name retailers, pubs and restaurants.

The traditional streetscape of red brick facades and Georgian terraces has evolved through recent completed developments such as Strata Tower and Printworks, with General Projects joint venture with Southwark Council set to restore the adjacent Newington Library and Walworth Town Hall.

In addition, the proposed expansion to the Bakerloo Line will deliver more than 25,000 new homes and 10,000 jobs across Southwark and Lewisham.

Travel

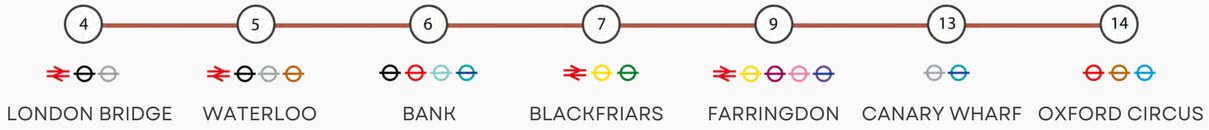
Excellent transport links with a PTAL rating of 6b (best).

UNDERGROUND AND OVERGROUND WITHIN 0.3 MILES (6 MIN WALK)

ACCESS TO NORTHERN, BAKERLOO AND NATIONAL RAIL SERVICES

28 BUS ROUTES

EXTENSIVE CYCLE ROUTES




THE STRATA


THE MINISTRY WORKSPACE



CASTLE SQUARE


MINISTRY OF SOUND



HERMANOS



EAST STREET MARKET

Description

Larcom House was built in 1937, originally as the Health Services Department of the Metropolitan Borough of Southwark and today is the area's principal NHS doctor's surgery. Comprising a Grade II listed building of 25,112 sq ft (NIA), the property was constructed of red brick and characterised by art-deco external detailing. Arranged over lower ground, ground and two upper floors, the main elevation runs along Larcom Street, with a secondary frontage to Walworth Road, and the rear elevation, on Ethel Street.

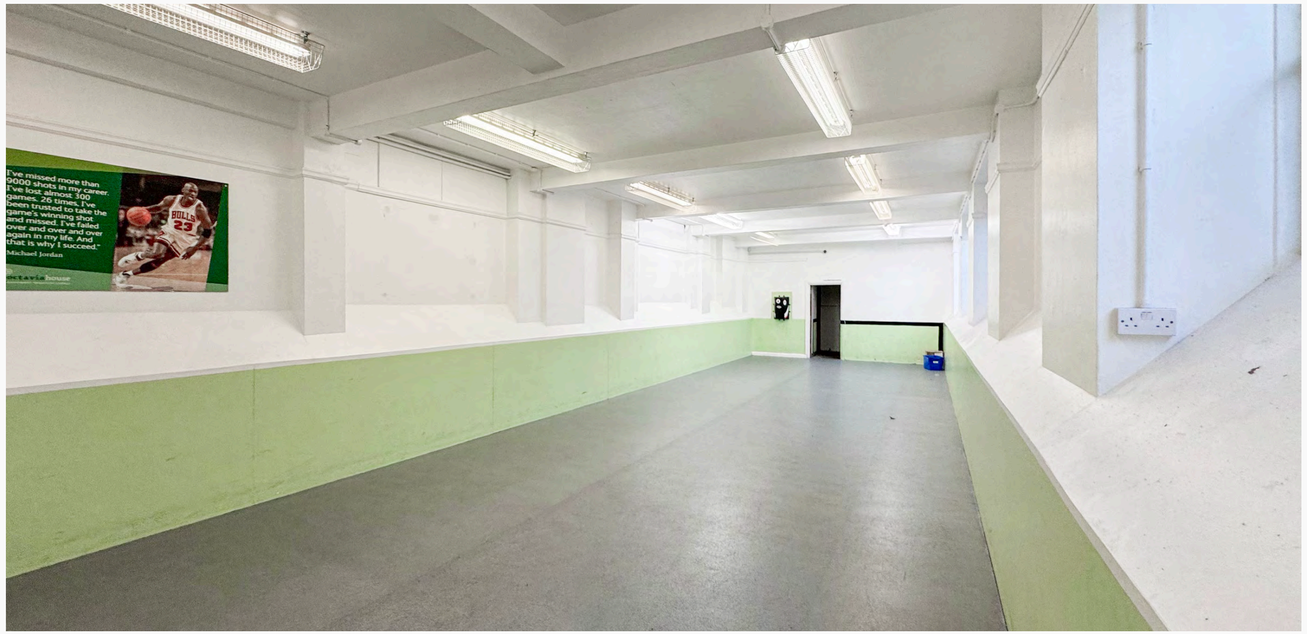
The available floors are Lower Ground, Ground and 1st Floor.

Internally the property retains its exceptional volumes, with ceiling heights of c.3m throughout the 1st floor and crittal double glazing on its elevations.

Specifications

- Passenger Lift
- Carpeted Flooring
- Strip Lighting
- Fitted Kitchenette (Both Floors)
- Internal WCs
- Great Natural Light
- Fibre Line In (Not Tested)





Lower Ground Floor







Newly Refurbished Common Areas

SPECIFICATIONS FOR LOWER GROUND FLOOR

- Internal WCs, including DDA WC
- Shower facilities
- External self-contained playground
- Fitted Kitchenette
- Air Conditioning (Not tested)
- Generous ceiling heights
- Good natural light



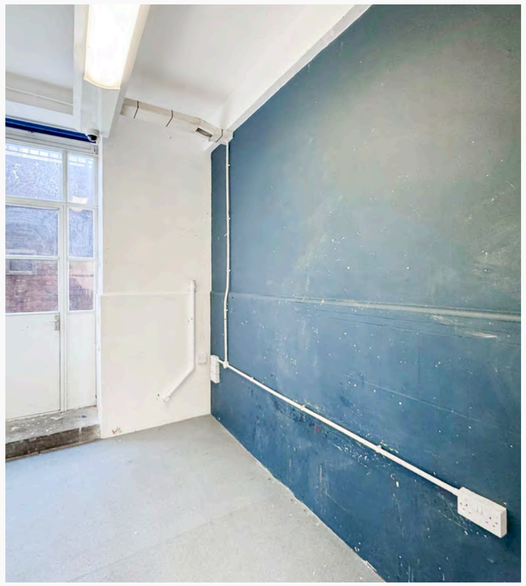
Lower Ground Floor School Kitchen Classroom









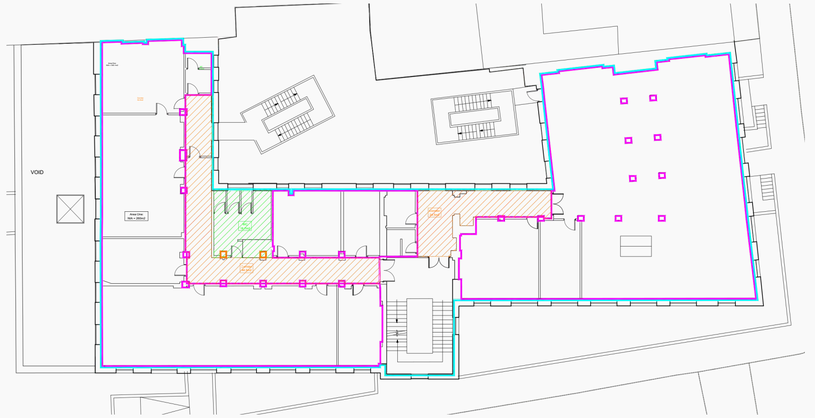


Financials

1st Floor	Office 2	Office 8	Office 9	Office 11	Office 13	Office 14	Total
Size SQFT	180	250	220	200	300	520	1,670
Quoting/Passing Rent (p.a.) excl.	£9,600	£14,400	£9,600	£12,000	£21,600	£30,000	£97,200
Estimated Rates Payable (p.a.)	£0	£0	£0	£0	£0	£0	£0
Service Charge (p.a.)	£0	£0	£0	£0	£0	£0	£0
Estimated Occupancy Cost excl. (p. a.)	£9,600	£14,400	£9,600	£12,000	£21,600	£30,000	£97,200

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Floor Plans



Existing First Floor

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

The property has an EPC rating of D-94.

FLOOR PLANS

Available on request.

VAT

The property is elected for VAT.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

CONTACT US

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

Tom D'Arcy
020 7927 0648
Thomas@rib.co.uk

RIB

ROBERT IRVING BURNS