



Mansfield Point, 53 Rodney Street, Elephant Park, *London SE17*

Fully Fitted Commercial Premises To Let

Location

The property occupies a prominent corner position among Elephant & Castle's new residential developments. As one of London's most vibrant Zone 1 destinations, the area has been transformed into a key hub for independent brands and local businesses, supported by 3,000 new homes and a rapidly growing community.

The unit benefits from exceptional connectivity, situated just a short walk from the Elephant & Castle transport hub. This provides direct access to Central London in approximately 15 minutes via the Underground and National Rail networks.

Elephant Park is now home to over 50 active bars, restaurants, and shops, creating a high-footfall environment throughout the day and evening.

Nearby Occupiers Include: Gail's, Joe & The Juice, Four Quarters, Pot & Rice and the Rosy Hue.



Accommodation

The premises are arranged over ground floor and benefits from a large outside seating demise, comprising the following approximate gross internal floor areas:

Ground Floor	2,024 sq ft	188.03 sq m
Total	2,024 sq ft	188.03 sq m



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Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

£40,000 per annum

Service Charge/Insurance

The service charge & insurance is to be confirmed.

Business Rates

Rateable Value: £30,000

Rates Payable (2025/26): £14,970

Interested parties are advised to confirm this with the local authority.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11537590000>

Energy Performance Rating

An EPC has been commissioned and is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this letting.

Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

Viewings

Appointment only via:

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