

# The Forum, 6 Avonmouth Street, Elephant & Castle, London, SE1 6NX



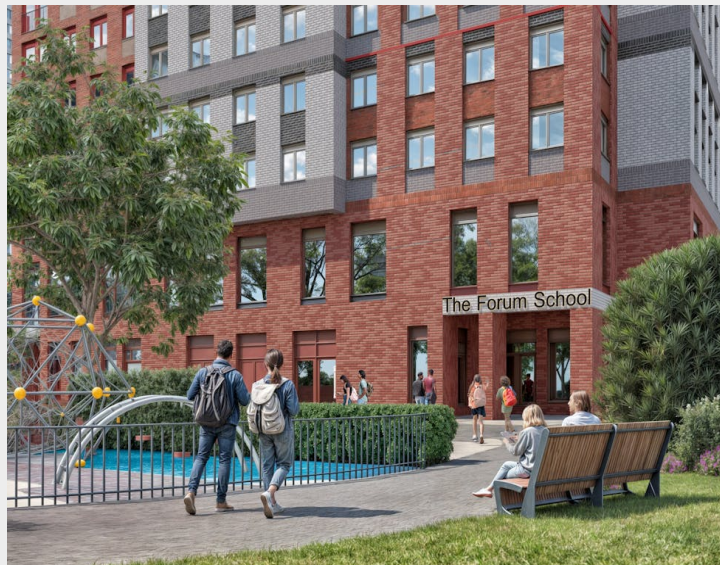
## TO LET

Education / F1 (Learning and Non-Residential Institutions)

12,407 sq ft / 1,152.7 sq m

£29.50 per sq ft

# Rare educational building (Class F1) available to lease



- Class F1 (Educational use) approved
- Passenger lift
- Whitebox finish throughout
- 226 student rooms forming part of the wider building
- Cycle storage facilities
- Ground floor presence
- 12,407 sq. ft available as a single-let

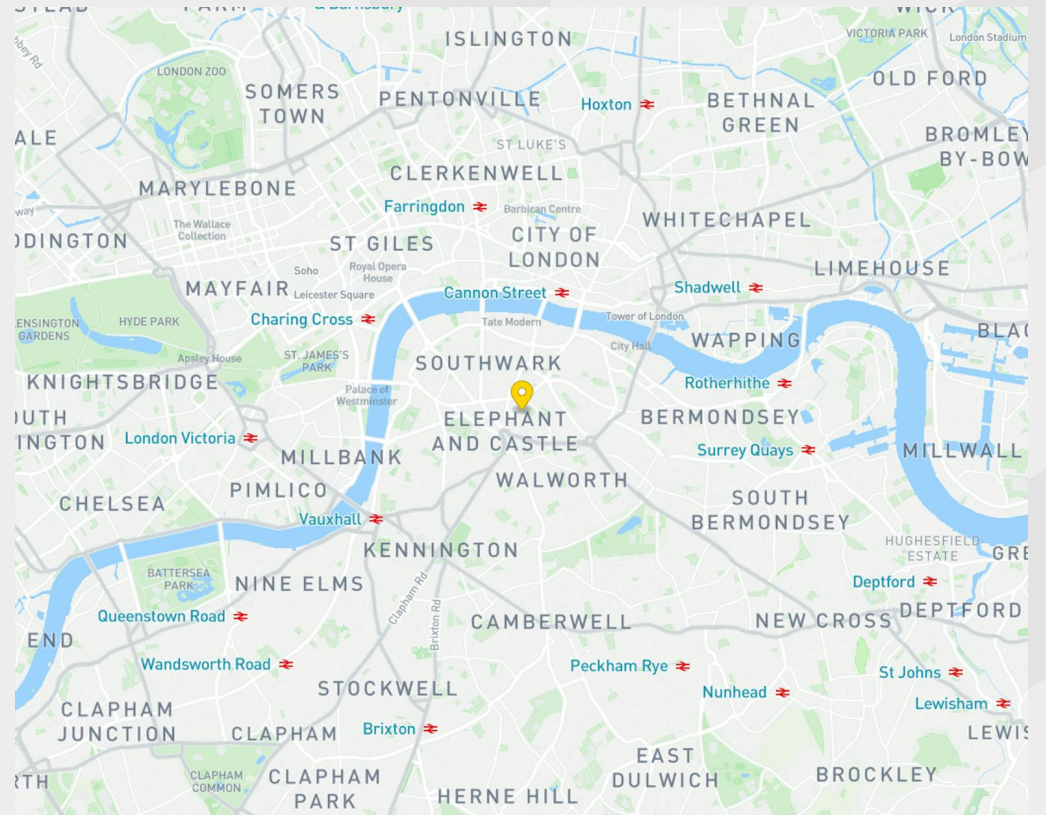


## Description

A brand new development offering Class F1 (Education and Training). 12,407 sq. ft total over three floors and situated next to 226 student rooms this presents a rare opportunity for Education providers to secure a sought after SE1 site. The space offers excellent natural light on Ground and First floors with impressive ceiling heights in the Lower Ground. The property is to be finished to a Whitebox condition with further details available.

## Location

Perfectly placed to support educational activity, the location benefits from excellent local infrastructure and strong transport connections, making it convenient for students, staff, and visitors alike. The surrounding area provides a dynamic and accessible setting, ideal for learning, training, and academic use. 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.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	3,838	356.56	-	-	-	Available
Ground	3,481	323.40	-	-	-	Available
Lower Ground	5,098	473.62	-	-	-	Available
Unit	12,407	1,152.65	£29.50	On Application	£3.50	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk



#### Further Information

[Floor Plans](#)

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