



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

2,000
to
13,693 SQ FT

Lower Ground, Ground & First Floors





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

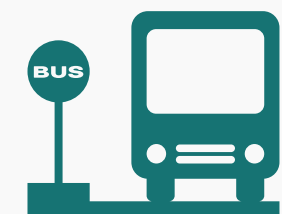
Excellent transport links with a PTAL rating of 6b (best).



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 critical double glazing on its elevations.

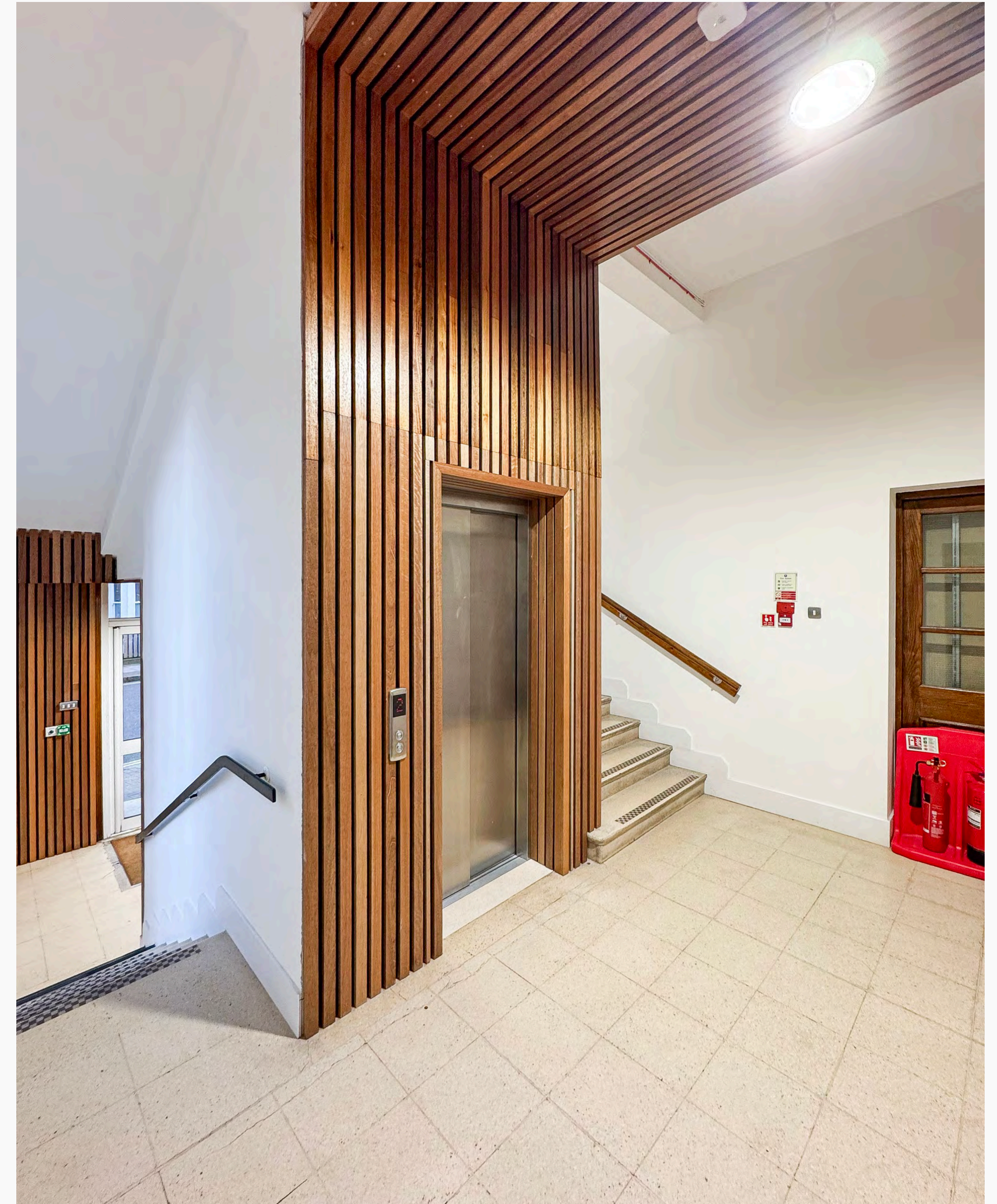
Specifications

- 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



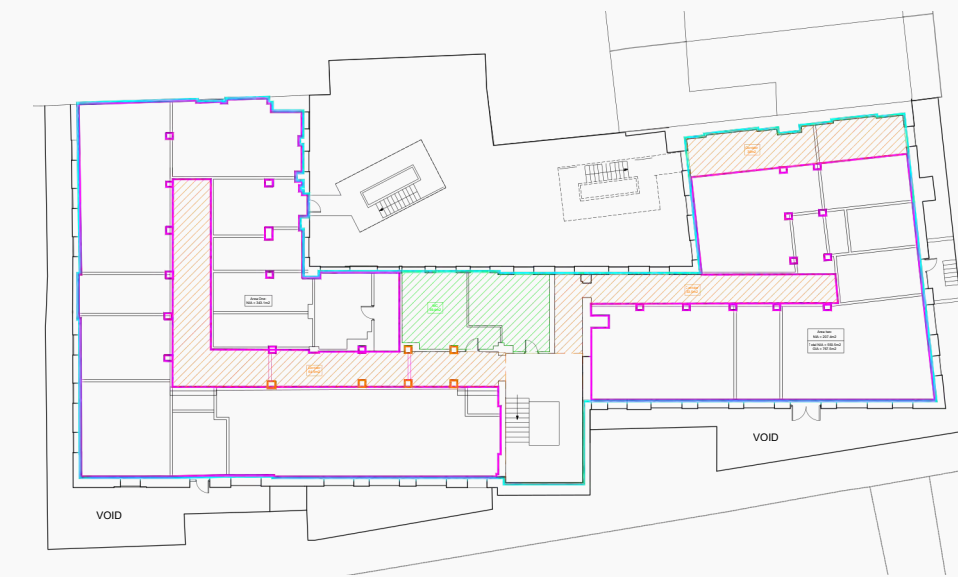


Financials

Floor	Lower Ground (Right)	Lower Ground (Left)	Ground	First	Total
Size SQFT	2,000	4,062	2,950	4,866	13,878
Quoting/Passing Rent (p.a.) excl.	£35,000	£71,085	£66,375	£97,318	£269,778
Estimated Rates Payable (p.a.)	£7,880	£16,004	£22,455	£46,898	£93,240
Service Charge (p.a.)	£14,000	£28,434	£20,650	£34,062	£97,146
Estimated Occupancy Cost excl. (p. a.)	£42,880	£87,089	£88,830	£144,216	£460,164

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.

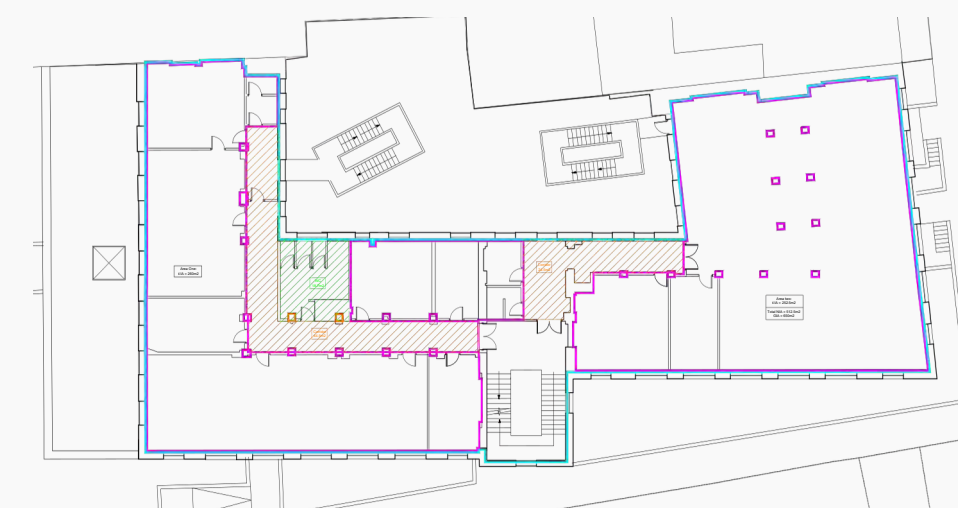
Floor Plans



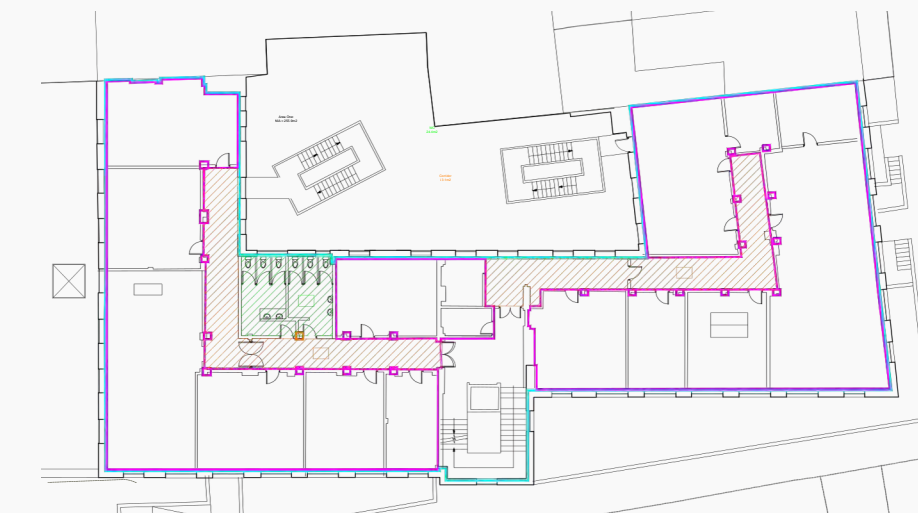
Existing Lower Ground Floor



Existing Upper Ground Floor



Existing First Floor



Existing Second Floor Plan

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.

September 2025

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R I B

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