

P-THREE®



UNIT 38 RETAIL

ELEPHANT AND CASTLE TOWN CENTRE, ELEPHANT &
CASTLE, LONDON, SE1 6TE

NEW LEASE

DESCRIPTION

A New Cultural and Commercial Heart for London – Elephant & Castle
Elephant & Castle is being transformed by a £4bn investment into a vibrant Zone 1 destination.

The mixed-use scheme includes:

- 135,000 sq. ft. of retail, leisure & dining
- A 17,800 sq. ft. cinema
- New London College of Communication (UAL) campus for 5,000+ students
- 371,000 sq. ft. of homes (c.485 units)
- 55,000 sq. ft. of workspace
- 2.5 acres of public realm

Driven by Get Living, with 10+ years of placemaking experience, it attracts a diverse, energetic community, creating standout opportunities for brands.

LOCATION

Elephant & Castle – Zone 1, Central London
In SE1, Elephant & Castle is one of London's best-connected areas:

- 2 mins to tube, Thameslink & Overground
- 4 mins to London Bridge
- 5–15 mins to key Central London hubs
- 28 bus routes, 16M+ station users annually

Surrounded by major cultural spots and forecast for 10%+ retail growth by 2029, with nearly half of locals earning £70k+, it's a top regeneration hotspot.

RENT

£110,000 per annum

BUSINESS RATES

On application

SERVICE CHARGE

On application

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

Please contact joint agents P-Three for viewing arrangements.

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AREA

The accommodation comprises the following areas:

Unit	165.74 sq m / 1,784 sq ft
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