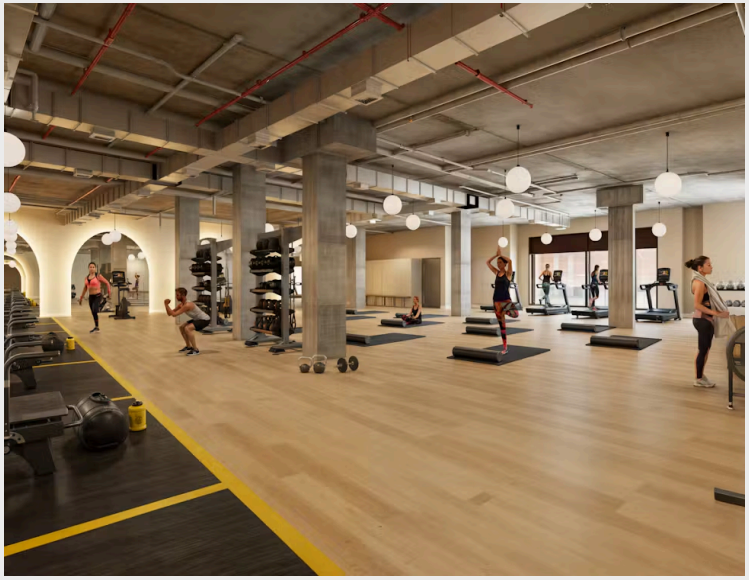

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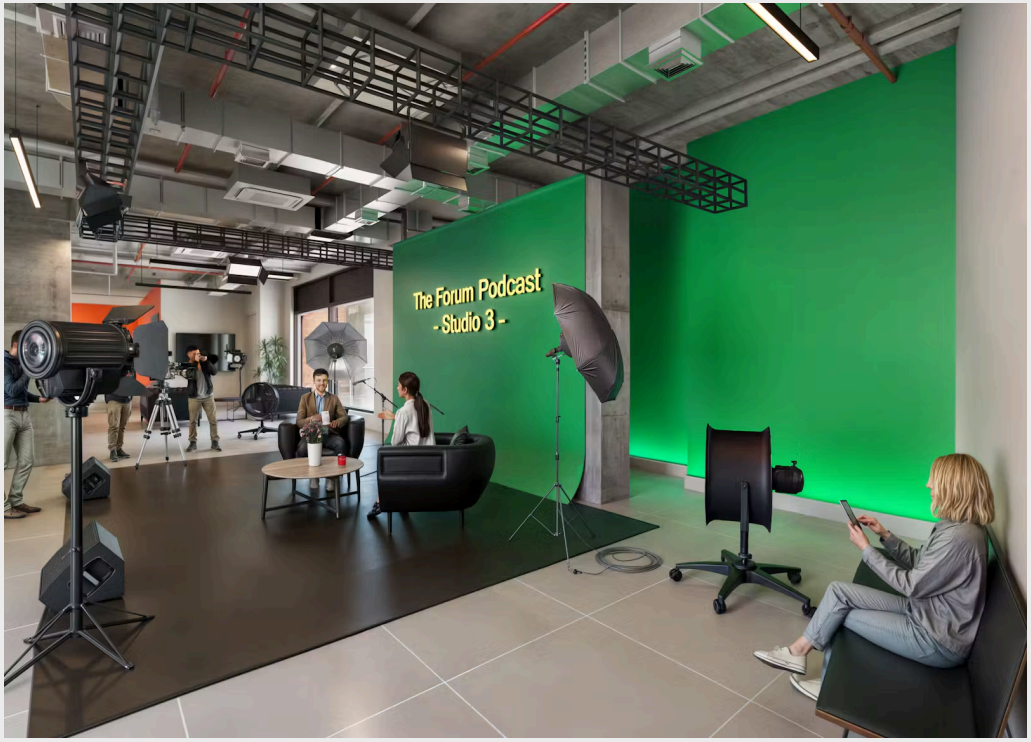
New Commercial space with impressive ceiling heights suitable for Fitness, Leisure, Studio and Education use.







- New basement commercial unit
- Class E & F1 consent
- Impressive ceiling heights, with 5kn/m2 floor loading
- Air conditioning throughout
- Passenger lift access
- Natural light in part
- Suitable for fitness/ leisure, office, studio and education purposes



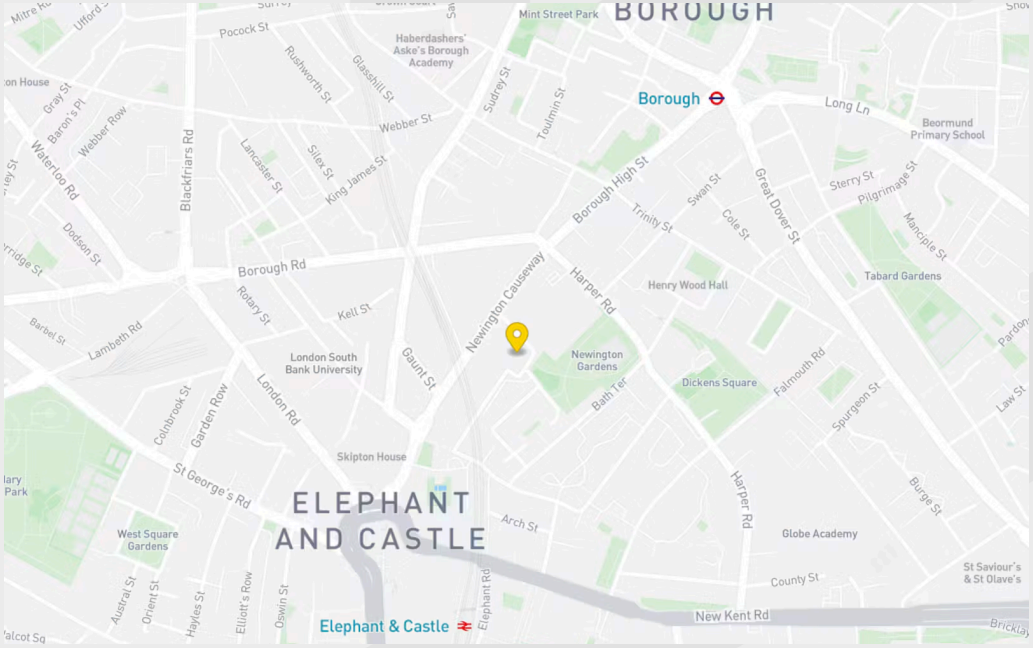


Description

A brand new 4,757 sq ft commercial unit forming part of The Forum, a modern mixed-use development incorporating 226 student rooms. Situated at basement level, the space benefits from passenger lift access, impressive ceiling heights and natural light in part. The unit will be delivered with air conditioning throughout, LED lighting and WC facilities, providing a highly adaptable space ready for occupier fit-out. The accommodation would suit a broad range of occupiers including gym and fitness operators, recording and podcast studios, nurseries, fashion and photography studios and education providers, subject to the necessary consents. The property also benefits from Class F1 educational consent, offering a particularly strong opportunity for Education and training occupiers seeking substantial accommodation in a well-connected Central London location.

Location

Perfectly placed to enjoy a rich mix of local amenity – from street food markets and artisan coffee to independent shops and after-work spots – the neighbourhood offers a vibrant backdrop to the working day. The building is just a 5-minute walk from Elephant & Castle Station, providing direct Underground services reach London Bridge in approximately four minutes, Waterloo in four minutes and Oxford Circus in around 10–12 minutes. Elephant & Castle and Borough Triangle are undergoing major regeneration, with significant investment in new homes, retail, workspace and public realm.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Basement	4,757	441.94	£20 /sq ft	On Application	£4 /sq ft	Available

Tenure

New Lease

EPC

A (17)

VAT

Applicable

Configuration

Not Fitted

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Further Information

View on Website

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