



STIRLING  
ACKROYD

**TO LET**

**196B Southwark Park  
Road, London, SE16 3RP**

**848 sq ft**

**BERMONDSEY, SE16  
COMMERCIAL UNIT - TO  
LET (CLASS E)**



**VIDEO TOUR**

**stirlingackroyd.com**





## Description

196B Southwark Park Road is a self-contained unit offered across 848 square foot, split between the ground floor and ancillary basement accommodation.

The unit provides flexible open plan space with good ceiling height. The space is well suited to a wide range of Class E activities, including retail, offices/professional services, fitness/studio use (STP), or similar occupiers.

The space benefits from a single glazed frontage with an open plan layout and is offered on a new lease with terms to be agreed, providing an opportunity for an incoming occupier to secure a presence in central Bermondsey/Southwark.

## Key points

- Total Floor Area: 848 Square Foot As Provided By the Landlord
- Retail Unit Including Ground Floor and Basement
- Lease: New lease available, terms to be agreed
- Ready for fit out/occupation
- Use: Suitable for a variety of Class E uses (retail / office / services / studio subject to landlord and planning)
- All new tenancies subject to a minimum 3 month rent deposit and 3 months rent in advance throughout the agreed lease term





## Location

Located in Bermondsey on Southwark Park Road in SE16, a well-established South East London location.

The location benefits from regular local footfall, proximity to Southwark Park, and strong residential density. It is easily accessible to surrounding areas including Bermondsey, Canada Water, Surrey Quays and Rotherhithe.

The premises are situated approximately 0.6 miles/12-14 minutes' walk from South Bermondsey Station, which provides National Rail services and 0.9 miles/18-20 minutes' walk) from Bermondsey Station (Jubilee Line), offering direct London Underground connections

## Transport Links



Bermondsey 0.4 Miles



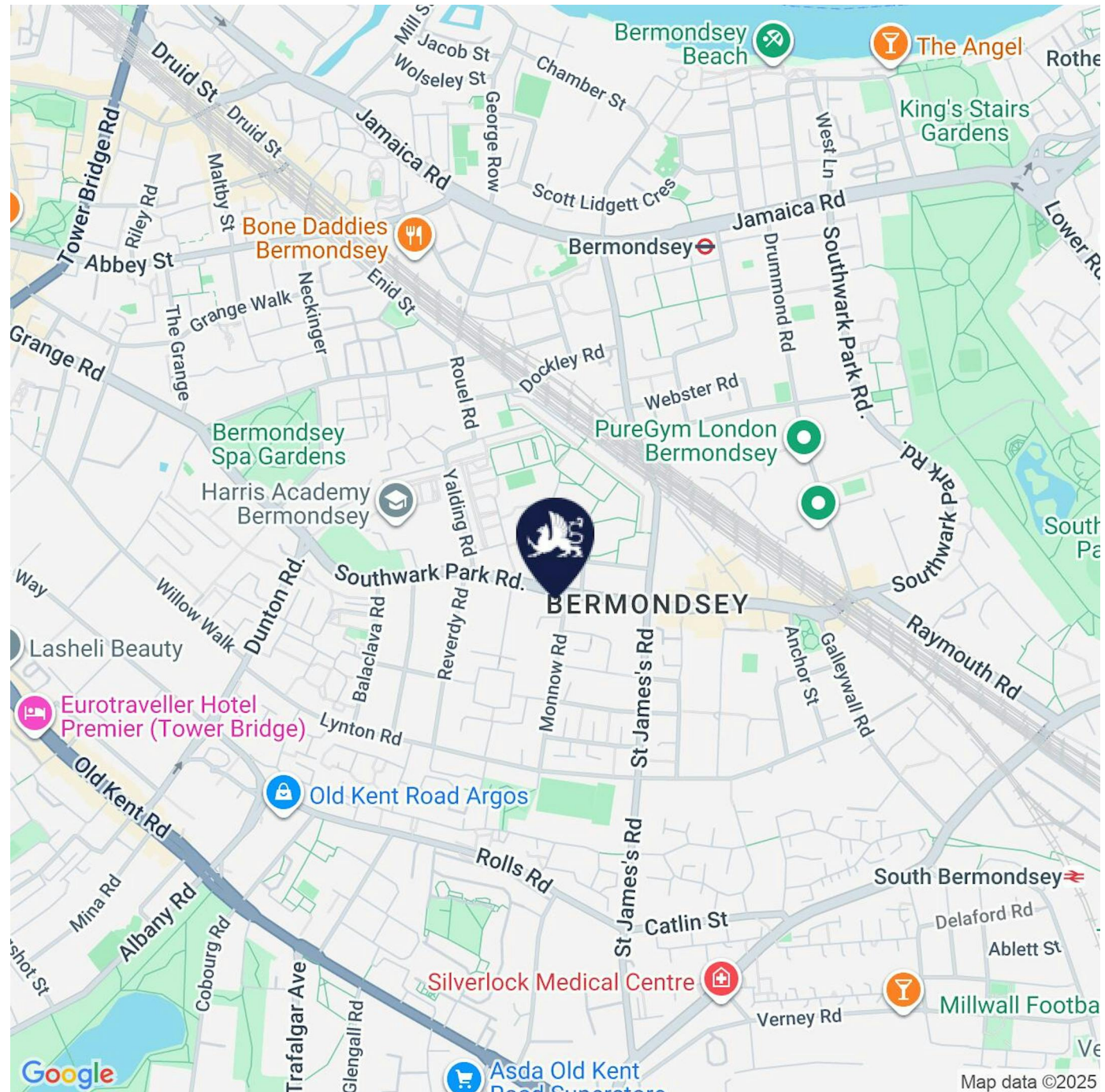
South Bermondsey 0.6 Miles



Canada Water 0.8 Miles



Surrey Quays 0.9 Miles







## Rents, Rates & Charges

Lease	New Lease
Rent	£20,000 per annum
Rates	On application
Service Charge	The service charge will be between £1000-1500 per year
VAT	Applicable
EPC	A (25)

## Viewing & Further Information



**Iftakhar Khan**  
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