

RETAIL UNITS TO LET

MANOR PLACE DEPOT

ARCH 14 + 18, ANGEL LANE, LONDON SE17 3FR

1,035 SQ FT EACH

**TWO RETAIL & LEISURE SPACES AT
MANOR PLACE DEPOT**

LOCATION

Manor Place Depot will comprise 270 new homes and a restored, Grade II listed former bathing complex for commercial uses, surrounded by newly created and high-quality public realm. In addition to nine railway arches, the Bath House has planning consent for further B1 commercial space up to 24,000 sq ft. The scheme is within metres of Walworth Road and a 9 minute walk from stations at both Elephant and Castle (Northern, Bakerloo and National Rail) and Kennington (Northern Bank and Charing Cross branches).

ACCOMMODATION

The arches retail and leisure space within Manor Place Depot comprises 17 railway arches fronting a newly created, pedestrianised walkway which connects Manor Place and Penrose Street. The scheme offers an outstanding opportunity to become part of a new community in the heart of SE17. The arches are suitable for a variety of uses and benefit from A1, A2, A3, D1 and D2 planning uses. Each arch is partially fitted to include screeded floors, lined walls, first fix plumbing and electrics and glazed shop fronts.



TENURE

Available by way of a new lease for a term to be agreed.

QUOTING RENT

On application.

RATES

Interested parties are advised to make their own enquiries to the local Authority.

COSTS

Each party to cover their own professional and legal costs.

EPC

Available on application.

VIEWINGS

Strictly via sole agents.

PLANNING

Unit 14: E-Class planning.

Unit 18: A1, 2, 3, 4 and D1 & 2.

AVAILABILITY

Available now.



THE NEIGHBOURHOOD

Walworth Road is an authentic London high street retaining a unique character formed over decades by a seriously diverse range of retailers. Connecting Camberwell with Elephant and Castle, the surrounding area is the subject of major change, and with the nearby £3bn regeneration of Elephant and Castle and the ongoing redevelopment of the Aylesbury Estate, the local resident population is set to increase in size significantly and become even more diverse.

The area also boasts eclectic workspaces such as those at Hotel Elephant and Pullens Yards. With renowned 24 hour snack bar Bagel King, trendy brunch spot Louie Louie, 100 year old Threadneedleman tailors, London's oldest herbalist G Baldwin & Co and Schwar & Co Jewellers, who started trading in 1838, it would be easier to list what you can't get on Walworth Road. One of London's oldest and largest street markets at East Street adds to the vibrancy of the area and trades Tuesday to Sunday every week. Amongst these you can find a wide array of national operators including Boots, Superdrug, Marks & Spencer, Argos, Morrisons, Post Office, Barclays and Sports Direct.

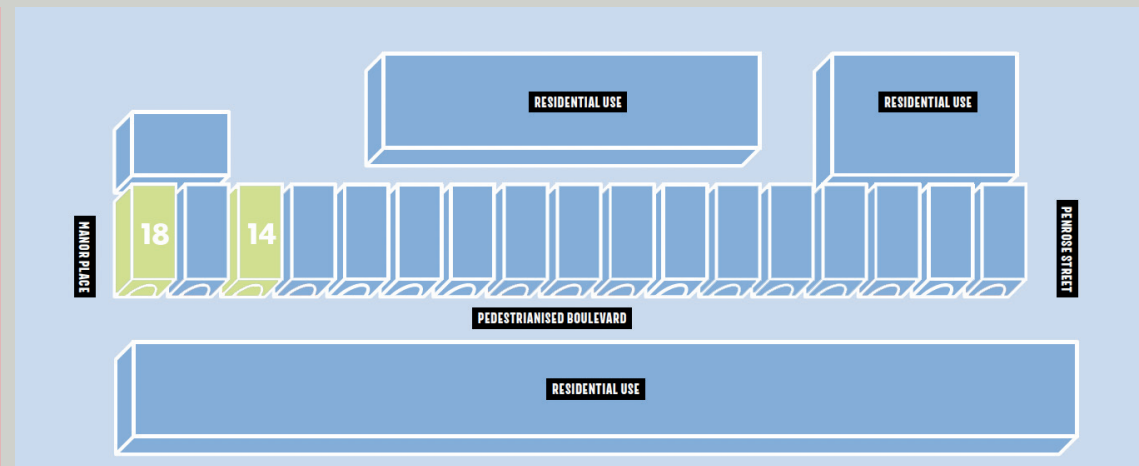
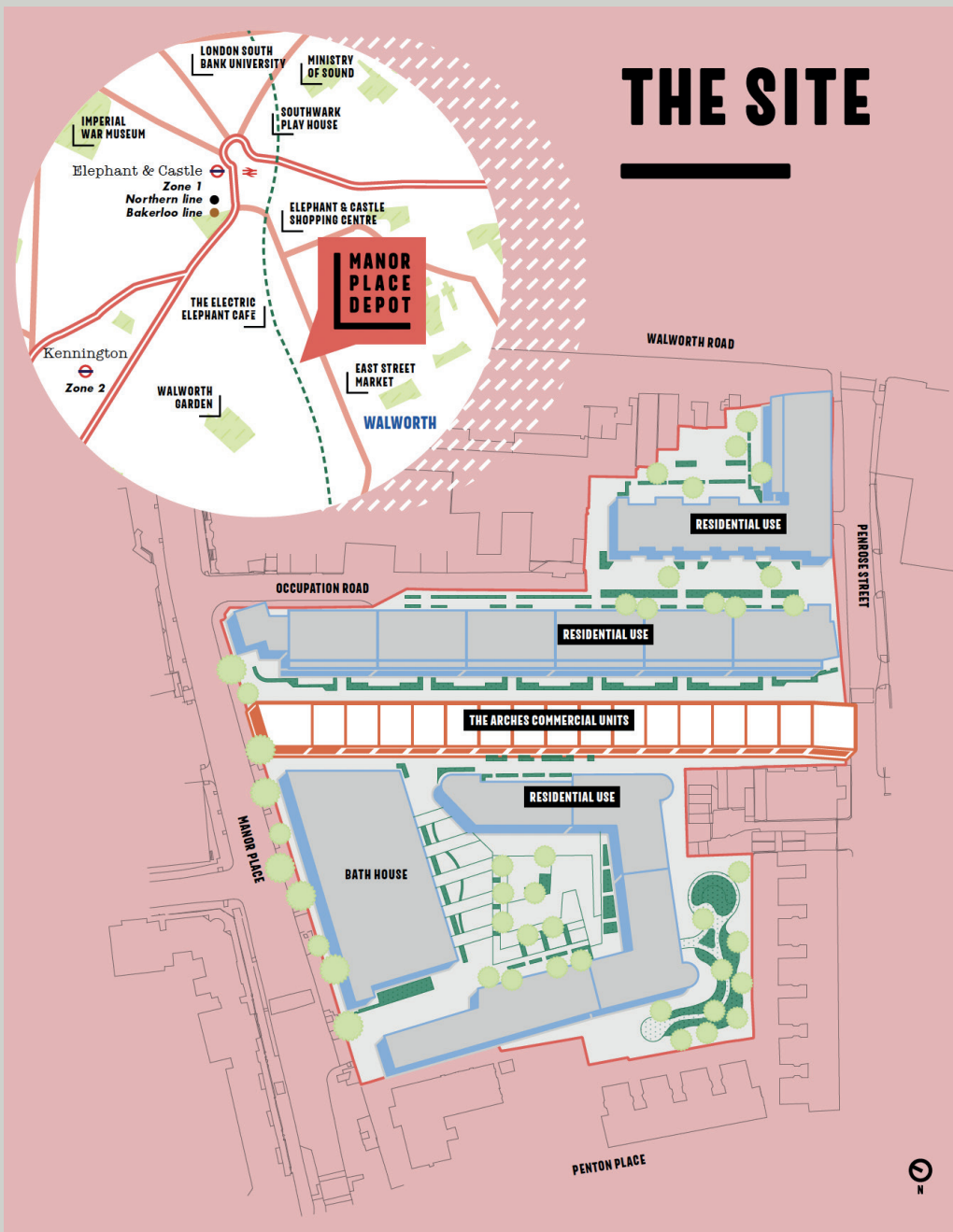
Tenants in the other arches include Strength Armstrong, OnBoards, Cove17, Grey Moth, Delilah's Dagger Tattoo, Hermanos Coffee, The weekend gym.



LIKE WHAT YOU SEE? GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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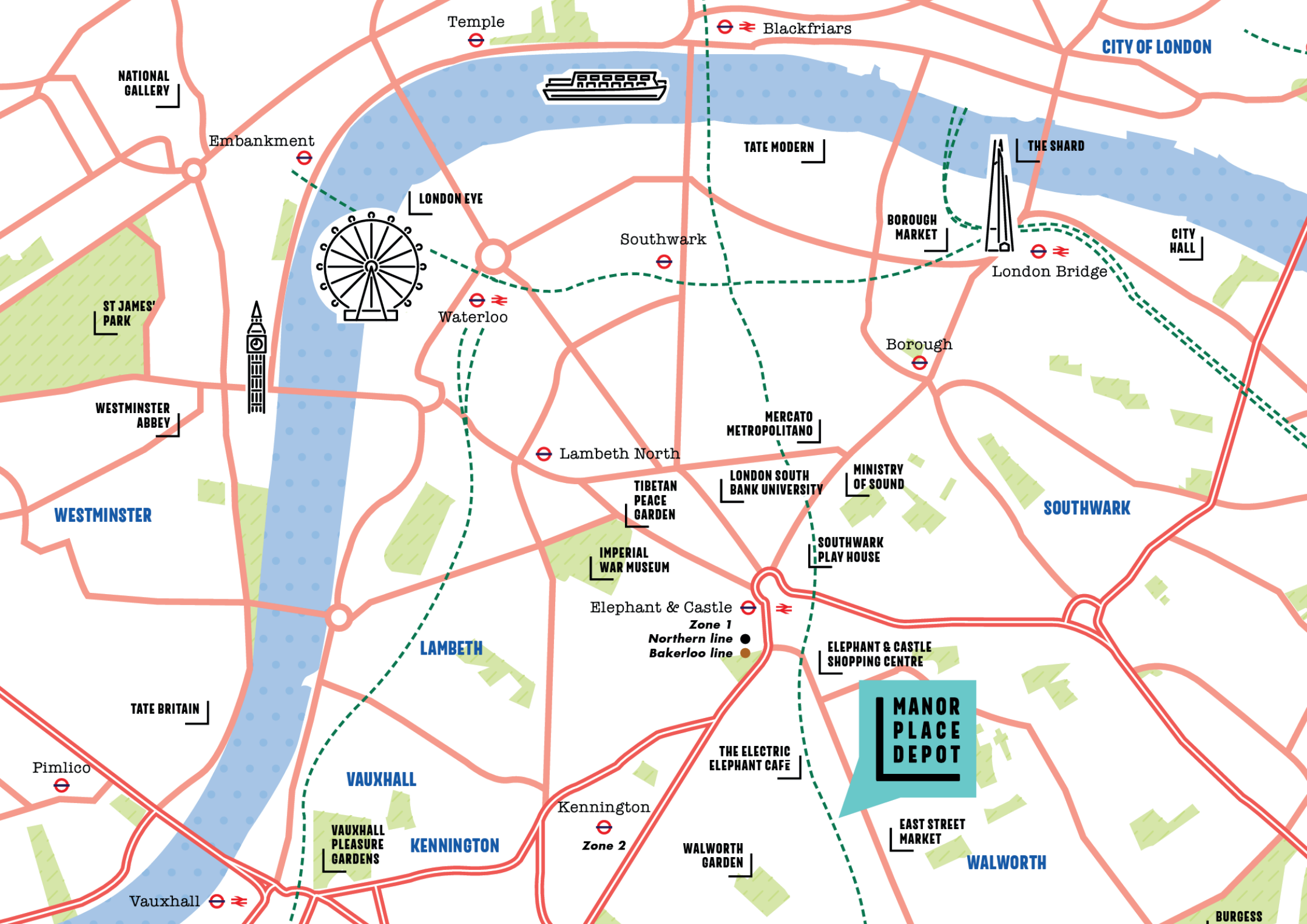
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NATIONAL GALLERY

Embankment

LONDON EYE

Waterloo

Temple

TATE MODERN

Southwark

BOROUGH MARKET



THE SHARD

CITY HALL

London Bridge

Borough

ST JAMES' PARK

WESTMINSTER ABBEY



WESTMINSTER

MERCATO METROPOLITANO

Lambeth North

LONDON SOUTH BANK UNIVERSITY

MINISTRY OF SOUND

SOUTHWARK

TIBETAN PEACE GARDEN

IMPERIAL WAR MUSEUM

SOUTHWARK PLAY HOUSE

Elephant & Castle

Zone 1
Northern line
Bakerloo line

ELEPHANT & CASTLE SHOPPING CENTRE

LAMBETH

MANOR PLACE DEPOT

TATE BRITAIN

VAUXHALL

Pimlico

KENNINGTON

Kennington

Zone 2

WALWORTH GARDEN

EAST STREET MARKET

WALWORTH

VAUXHALL PLEASURE GARDENS

Vauxhall

BURGESS