



# AYLESBURY CAFE UNIT

**CF**  
Commercial

**LONDON SE17**

Aylesbury



## LOCATION

The Aylesbury regeneration area is south of Elephant and Castle in the London Borough of Southwark, stretching along the northern edge of Burgess Park between Walworth Road and Old Kent Road.

Sitting on the borders of zone 1 and 2 the area is well connected by bus, tube and rail to the rest of London.

- Fourteen bus routes connect to a wide range of London locations including Oxford Circus and St Pancras.
- Underground services from nearby Elephant and Castle run into central London in 15 minutes.

Neighbouring Burgess Park is one of the largest parks in South London with outstanding facilities including an adventure playground, a sports centre, fishing, tennis courts and outdoor gyms, picnic areas with a dedicated outdoor BBQ area, a BMX track and café.

Surrounding Walworth has a great range of shops and local businesses, from Marks and Spencer to the 100 year old Baldwin's herbalist and one of London's few remaining original street markets at East Street.



## TERMS

The unit will be handed over in shell and core condition with capped off services.

Rent: £32,000 p.a.

Estimated Service Charge: TBC £psf

## ACCOMMODATION

The unit is located on the ground floor and is 1,294 sq. ft / 120.2 sq. m



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**HARRIET GIDNEY**

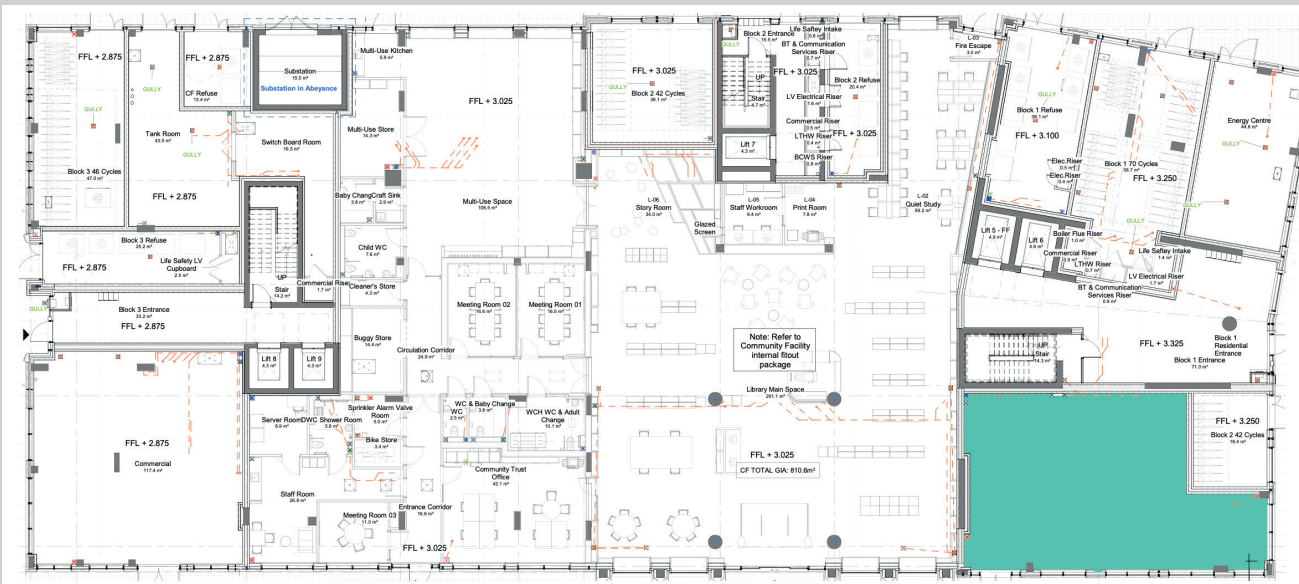
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