

London SE17 Energy Centre, Elephant Park



Café/Coffee Shop Space To Let

Phase 1 of Elephant Park development

Unique Café Unit in Energy Centre

Adjacent to new Nursery

Location

Elephant Park is a new development over 28 acres of land in the centre of Elephant & Castle on the site of the former Heygate Estate. The new "green heart of Central London" forms part of a comprehensive redevelopment of Elephant & Castle, which includes Elephant & Castle Shopping Centre and the Elephant 1

Together, the new schemes will provide the following:

- 6,500 new homes
- 50 new shops and restaurants
- A new multi-screen cinema
- A new London College of Communication campus
- A new entrance to E&C underground station

There are excellent public transport links with Elephant and Castle Underground and mainline stations in close proximity, together with numerous bus routes, and the cycle route LCN Route 23.

The building is located on the corner of Heygate Street and Rodney Road overlooking the Brandon Place pocket park and opposite Victory Primary School.

Accommodation

The subject property is a split level unit adjacent to the new Tigers Nursery entrance that benefits from extensive outside seating and views over Brandon Place park.

The first floor is available and can be financially supported as a part-time community area by the LPA.

The unit has the following approximate area (GIA):

Ground Floor	147 sqm	1,590 sq ft
First Floor	201 sqm	2,172 sq ft

The unit is available from February 2018.

Tenure

The premises are available by way of a new FRI lease for a term to be agreed.

Planning

The property currently benefits from A1 - A3 planning consent and must be let as 'Community Retail' for use as a café/coffee shop.

Rent

POA

Rates

We understand that the property has not yet been assessed for rates.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Contact Details

For further information or to arrange a viewing please contact joint sole agents CF Commercial:

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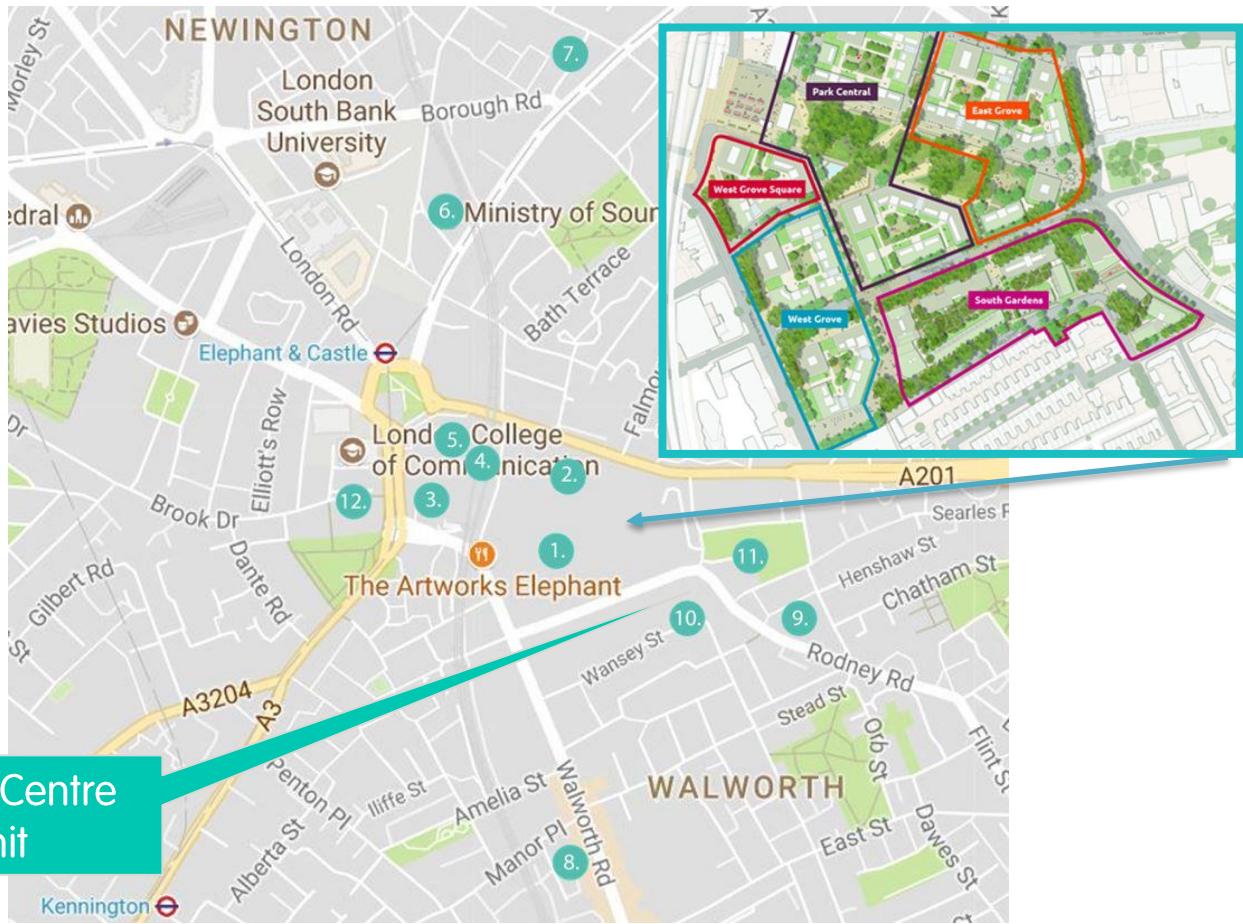
Email

tom@cfcommercial.co.uk

Or Gavin Rowlands and Lloyd Wraith at Nash Bond on 020 7290 4555

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Energy Centre
Unit

Points of Interest:

- | | |
|------------------------|----------------------------|
| 1. Elephant Park | 7. Mercato Metropolitan |
| 2. Elephant 1 | 8. Louie Louie Restaurant |
| 3. E&C Shopping Centre | 9. HEJ All-Day Restaurant |
| 4. Corsica Studios | 10. Brandon Place |
| 5. Coronet Theatre | 11. Victory Primary School |
| 6. Ministry of Sound | 12. Pret a Manger |



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