

TO LET**UNITS F & G THE PRINTWORKS
AMELIA STREET
LONDON SE17 3PY**

Purpose Built New Offices
2,110 sq ft to 4,495 sq ft

**Location**

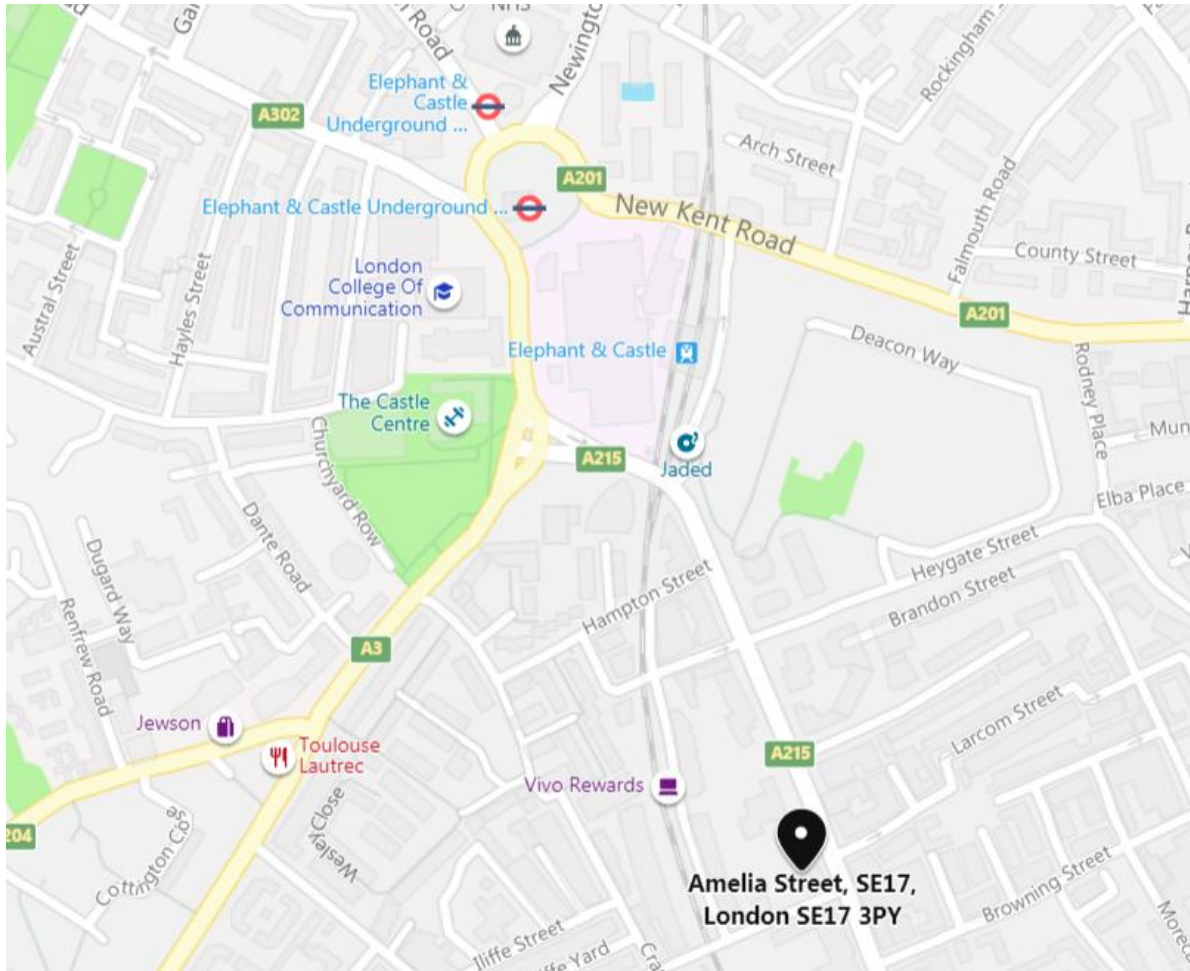
The Printworks is located on Amelia Street, to the west of Walworth Road and to the south of Elephant & Castle. Elephant & Castle (Thameslink) and underground (Northern & Bakerloo line) stations together with numerous bus routes provide ease of access to central London.

The Elephant & Castle £3bn regeneration programme will create an exciting destination for London over the next 15 years. This will include the creation of a new pedestrianised market square and 5,000 new/replacement homes, together with the creation of up to 450,000 square feet of retail space, an integrated public transport hub and new green spaces

The Premises

The premises comprise two ground floor modern office suites within a new mixed use development designed by leading architects, Glenn Howells. The units are currently in single occupation but can be occupied separately.

MISREPRESENTATION ACT: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.



Accommodation

The property provides the following:

Unit F:	2,110 sq ft	(196.02 sq m)
Unit G:	2,385 sq ft	(221.57 sq m)
TOTAL:	4,495 sq ft	(417.59 sq m)

Availability

February 2020

Lease

The office suites are available as a whole or individually, and will be let on flexible terms outside the security of tenure provisions of the Landlord & Tenant Act 1954. There will be a service charge to cover repair and maintenance of the common areas.

Rent

Upon application.

Rates

Interested parties should make their own enquiries.

Further Information

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