

To Let



209 – 210 Grange Road, London, SE1 3AA

### Location

The property is situated on the corner of Grange Road and Griggs Place, Bermondsey, SE1.

Located on a Grange Road, this property offers easy access and high foot traffic, making it ideal for commercial purposes.

There are lots amenities nearby with Tower Bridge Road and London Bridge just a short walk away. The nearest station would be London Bridge 0.6 miles away (15 min walk) and multiple bus routes available within the locality.

### Description

The space is comprised of three open spaces. One on the ground floor and the remaining two on the lower floor.

The property is in shell and core condition providing tenants with a blank canvas to bring the space to life.

It benefits for being on a prominent corner plot with a newly refurbished façade.

The property is suitable for use class B1 purposes.

### Accommodation

Lower Ground & Ground Floor Total:  
2293 sqft / 213.01 Sqm

### Use Class

We understand the use class to be B1.

### Lease

The property is available by way of a new FRI lease. Terms to be agreed.

### Rent

£75,000 per annum + VAT

### EPC

The property is in shell & core condition therefore no EPC is available at the current time.



New Homes



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Commercial



Chartered  
Surveyors

All Enquiries:

Jack Tucker  
Land Consultant

[Jack@pedderproperty.com](mailto:Jack@pedderproperty.com)

0208 702 9999





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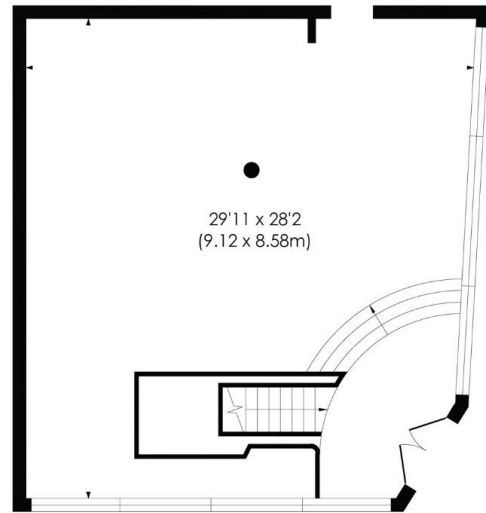
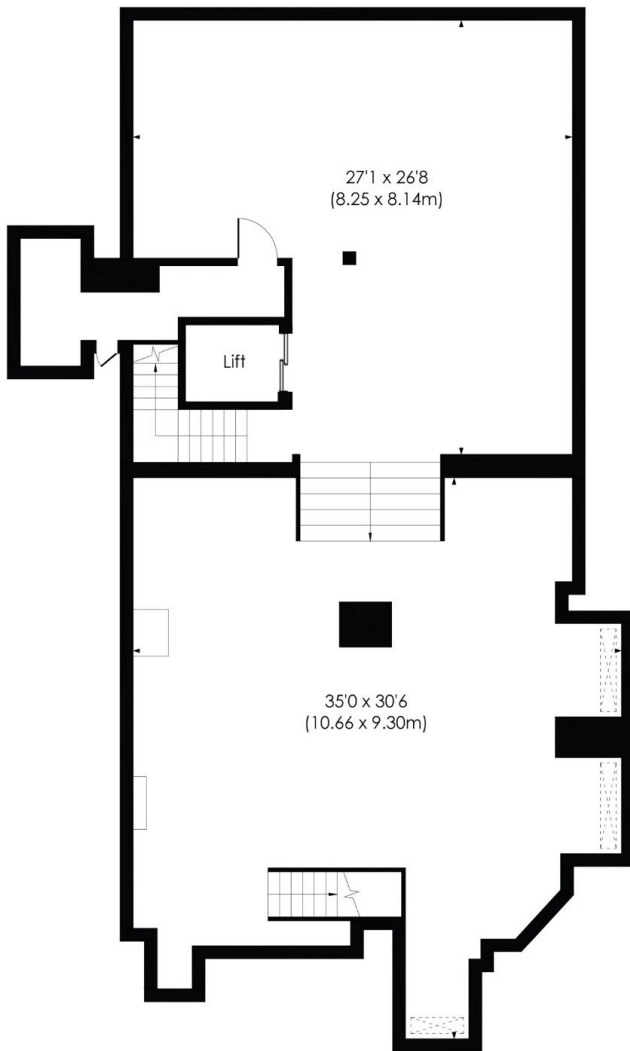


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Approx. Net Internal Area

**2293 Sq. ft/213.01 Sq. m**



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Land Agency



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