



**THE OLD FIRE STATION, 306 - 312 OLD KENT  
ROAD, BERMONDSEY, LONDON, SE1 5EU**

***£34,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



### Description

A ground floor commercial space (use class E) available to rent immediately with terms to be agreed by negotiation

### Location

The property is prominently situated on Old Kent Road, one of South East London's principal arterial routes, providing excellent visibility and strong passing traffic. The location benefits from good road links into Central London, Elephant & Castle, Bermondsey, Peckham and New Cross, with numerous bus routes serving the immediate area.

Old Kent Road is an established mixed-use commercial and residential corridor, with a wide range of local amenities, retailers, food outlets and services nearby. The area continues to undergo significant regeneration, making it an increasingly attractive location for occupiers seeking a well-connected South London base.

Public transport connections are accessible via regular bus services along Old Kent Road, with onward links to Underground, Overground and National Rail stations including Bermondsey, Queens Road Peckham, Peckham Rye and Elephant & Castle

### VAT & Other

Vat is payable on the rent and service charge

Each party is responsible for their own legal costs

### Terms

Rent £34,000 pa

Service charge: £3,400 pa

### Viewing

By appointment only, contact Christopher St James 020 8296 1273

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**www.csj.eu.com**  
**info@csj.eu.com**