

# LARCOM HOUSE, 9 LARCOM STREET, LONDON SE17 1RX

OFFICE TO RENT | 1,166 - 10,477 SQ FT | PROPOSALS INVITED



**LONDON'S EXPERT COMMERCIAL  
PROPERTY ADVISORS SOUTH OF THE RIVER**

[UNIONSTREETPARTNERS.CO.UK](http://UNIONSTREETPARTNERS.CO.UK)



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## ECONOMICAL NON-VAT ELECTED OFFICES TO LET

1,166 - 10,477 SQ FT | PROPOSALS INVITED



### **i** DESCRIPTION

Built in 1937 this Listed Grade II art deco style building retains many of its original features.

The offices can be let as a whole or in part and has the ability to be open plan or in its existing layout, with a series of smaller offices on the second floor.

Located close to Elephant Park which is undergoing a mixed-use development to create 2,500 new homes and the largest new park in London for over 70 years.

In addition the development will provide around 50 new shops, restaurants and cafes. The new centre will also include a campus for the London College of Communications and a new ticket hall for the Northern line tube station.

### **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
2nd Floor	6,191	Available
1st Floor	1,166	Available
Raised Grd	3,120	Available
<b>TOTAL</b>	<b>10,477</b>	

### **☎** GET IN TOUCH

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### **★** AMENITIES

- Economical office space
- Central heating
- Part air conditioning
- Good natural light
- Lift
- WCs
- On site building manager

### **📄** TERMS

RENT	RATES	S/C
Proposals invited	£8.00 - £15.00 psf pa (tenants advised to verify with local authority)	Est. £6.00 psf

### INFORMATION

New flexible lease(s) on terms by arrangement

### LINKS

[Website](#)

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