

# Harling House Yard, SE1 OBS

0.52 Acres (22,500 sq ft)

Open Business Space – To Let

Suitable for a variety of uses such as but not limited to:

- Food Sales
- Retail Market
- Dark Kitchen
- Storage
- EV Charging

Subject to Planning



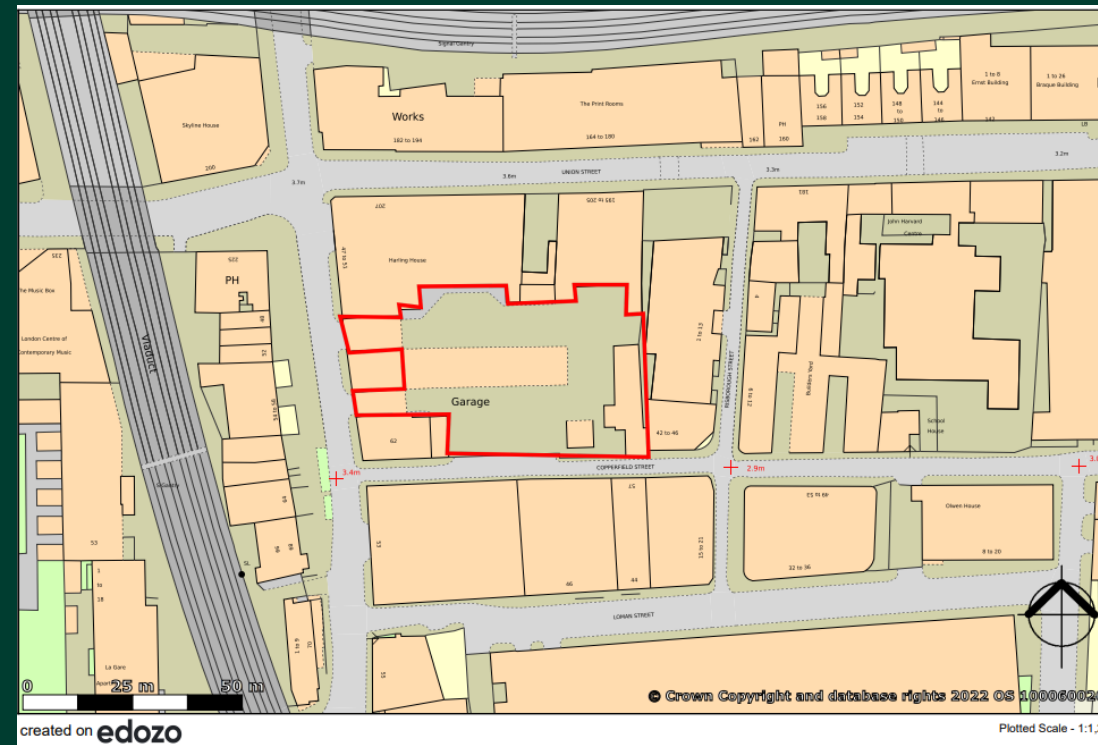





# Location

The site fronts onto Great Suffolk Street, Southwark it is accessed off both the A201 and A2, which provides fast access into Central London, The City and the West End, as well as the wider London area. To the South East, via the A2/A20, access is provided to the M2/M20/M25 motorways networks.

The site benefits from being within walking distance of Southwark Station (4 minutes), Waterloo Station (10 minutes), Blackfriars (9 minutes) and London Bridge (15 minutes) providing direct services into Clapham Junction, Canary Wharf and King's Cross St Pancras International. This also provides direct access into several of London's major airports, London City (31 minutes) and London Gatwick (46 minutes).

Located in London's thriving Southbank district, the site is immediately adjacent to Gordon Ramsey's Bread Street Kitchen and across the road from the Old Union Yard Arches Food Court. It is also adjacent to the walkway from Southwark Tube to the Tate Modern and the newly established Low Line walkway, a new shopping and cultural destination for London along the Victorian rail viaducts.



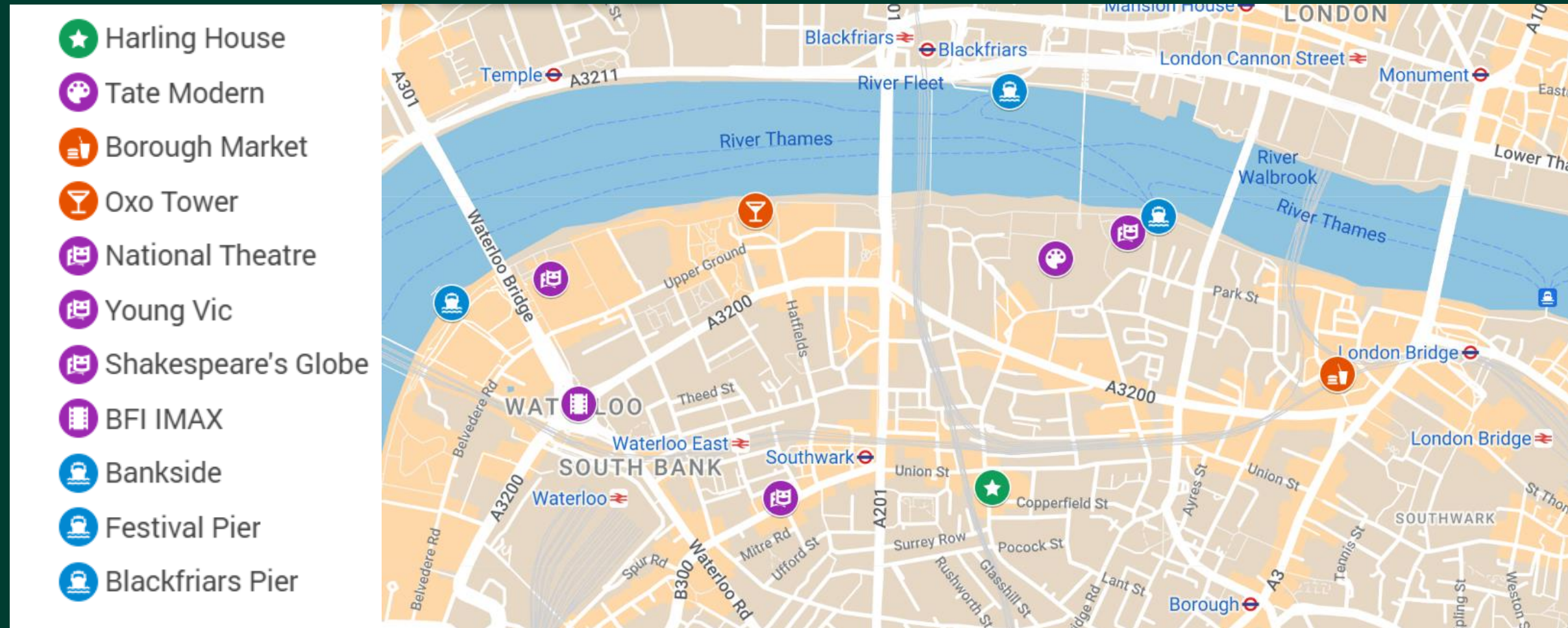
CONNECTIVITY	
Central London	1.15 miles
Blackwall Tunnel	8.2 miles 
Rotherhithe Tunnel	3.1 miles
Southwark Station	0.4 miles
Euston Station	3.0 miles 
King's Cross St Pancras	2.7 miles
Victoria	2.9 miles
London City Airport	7.9 miles 
London Gatwick Airport	28.7 miles



Old Union Yard Arches Food Court

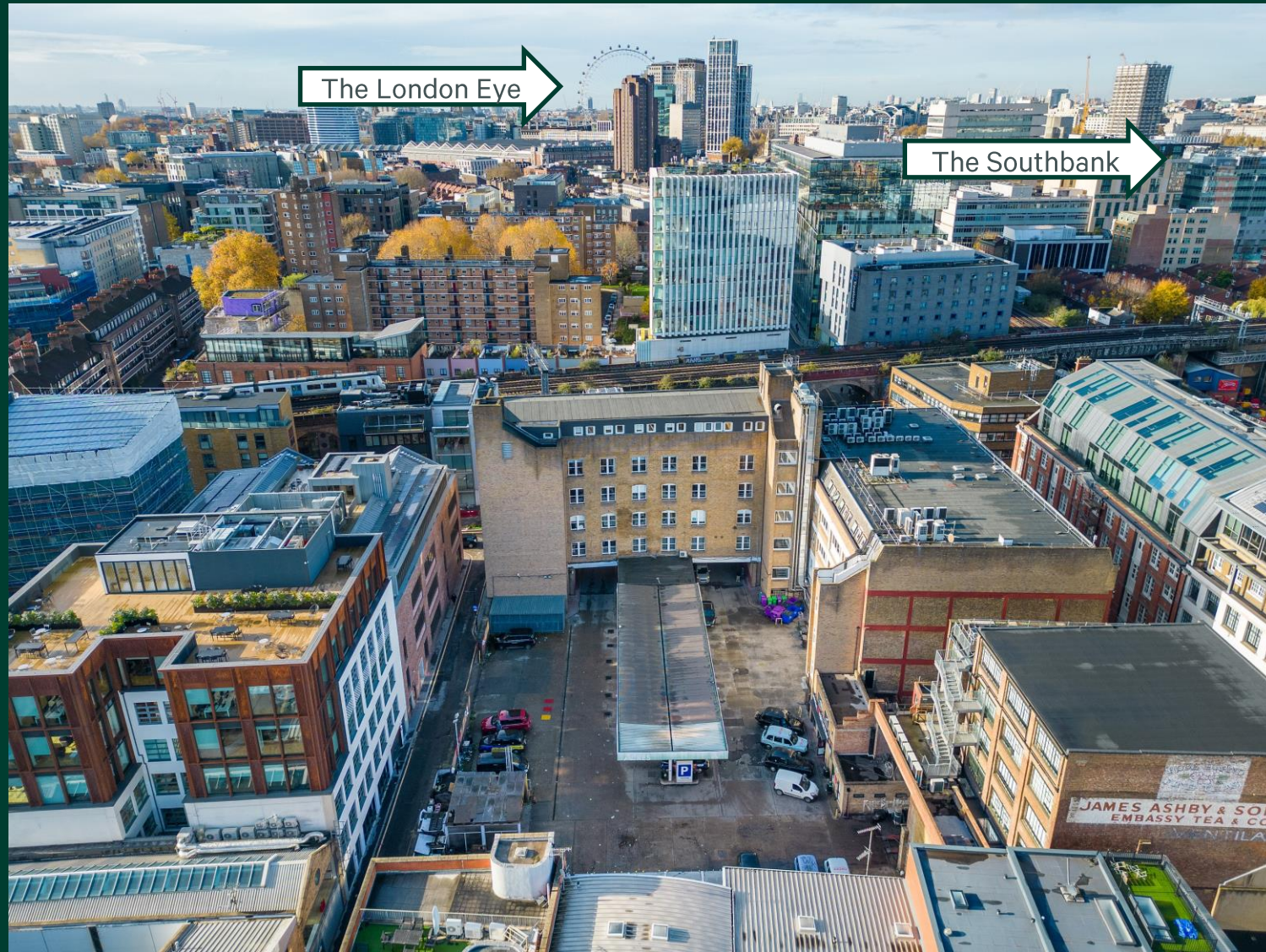


Ramsey's Bread Street Kitchen & Bar





# Location



Aerial View of Yard to the West



Aerial View of Yard to the East



# Description

The site comprises a predominantly regular shaped plot that benefits from three vehicular access points, two off Great Suffolk Street, that are subject to a height restriction, and one off Copperfield Street. The site is fully secured, concreted with water, power and drainage it also has a former petrol pump canopy in the centre providing a covered area. There are existing WC facilities on site and a petrol station kiosk. The surrounding area comprises Harling House offices to the North and West and residential to the East.

The site was previously in use as a petrol station (sui generis) with decommissioned pumps in the centre underneath the canopy and a cafe. The site is potentially suitable for a variety of uses, subject to planning. Interested parties should make their own enquiries of the London Borough of Southwark Planning Department.

# Accommodation

The approximate areas of the entrances and canopy height are as follows:

Area	Height (metres)	Width (metres)
Entrance A	3.733	7.708
Entrance B	3.545	5.484
Canopy Underside	4.829	N/A
Copperfield Street Entrance	N/A	9.085

The approximate areas of the site and canopy are as follows:

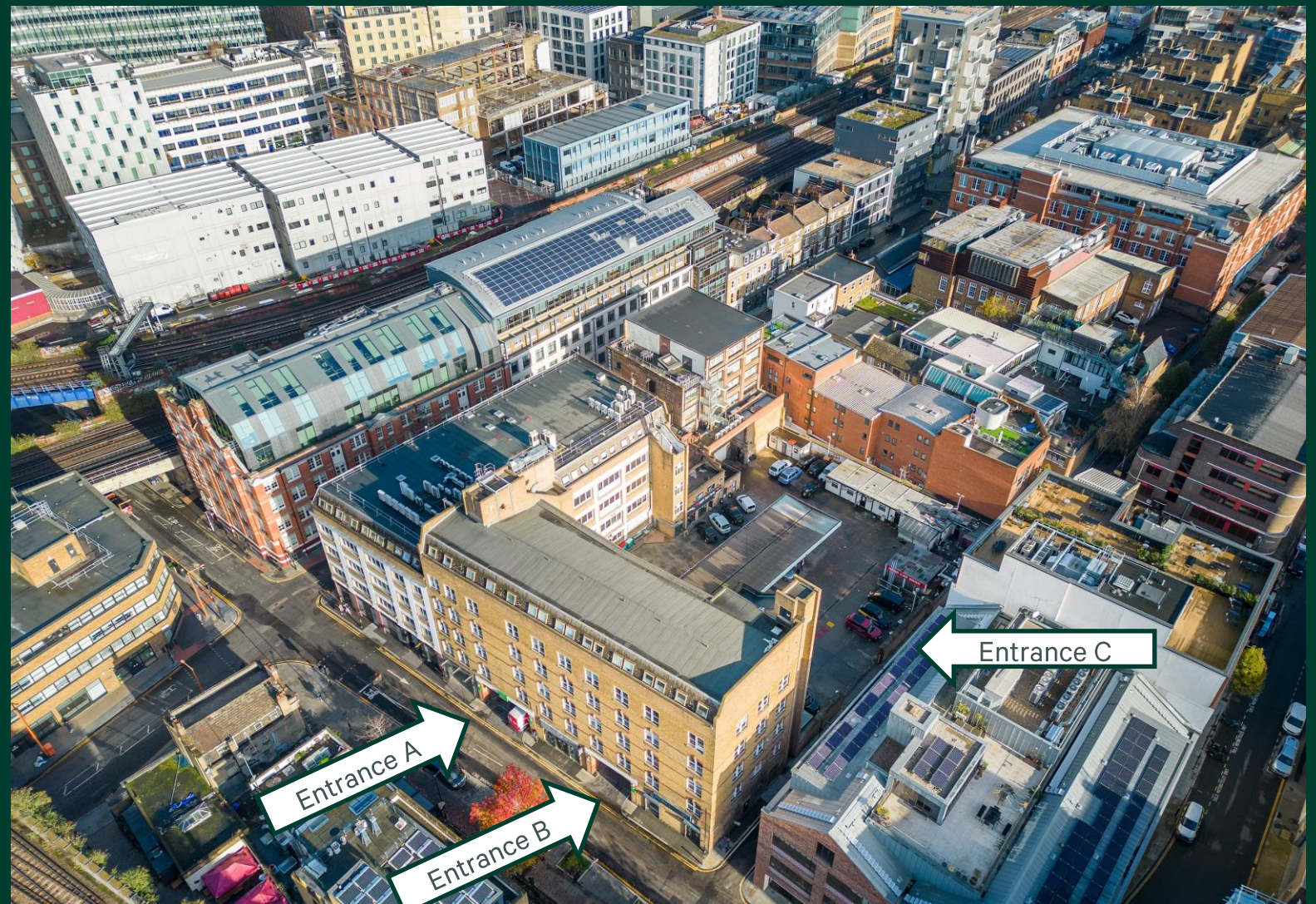
Area (GEA)	Total (sq ft)	Total (sq m)
Canopy	2,850	264.7
Site Area	22,500	2,090



Entrances from Great Suffolk Street



Entrance from Copperfield Street



Aerial View



## Planning

The site was previously in use as a petrol station and a café. The landlord is open to alterations and alternative uses subject to planning. Interested parties should make their own enquiries of the London Borough of Southwark Planning Department.

## Proposal

Offers are invited on an unconditional or subject to planning basis for a new lease on the terms below.

## Rent

On application

## Terms

The site is available to let on a new FRI lease for up to 10 years, to include an upward only rent review in the 5<sup>th</sup> year.

## Viewing

Strictly by prior arrangement.

## Contact Us

Richard Seton-Clements

[Richard.SetonClements@cbre.com](mailto:Richard.SetonClements@cbre.com)

07710 319 574

Rachel Boorer

[Rachel.Boorer@cbre.com](mailto:Rachel.Boorer@cbre.com)

07920 428 851

**RAPLEYS**

Mark Frostick

[Mark.Frostick@rapleys.com](mailto:Mark.Frostick@rapleys.com)

07785 522 958

