



Site outline for indicative purposes only

AVONMOUTH HOUSE

6 Avonmouth Street, Elephant & Castle SE1 6NX

Versatile Zone 1 Development Opportunity with potential for height



EXECUTIVE SUMMARY

- Exciting development opportunity between Elephant & Castle and Borough.
- Existing 0.29 acre (0.11 hectare) corner site located within the London Borough of Southwark within Elephant & Castle Regeneration zone.
- Site comprises an existing 17,009 sq ft GIA two storey building used as a managed business space venue.
- Redevelopment potential for alternative uses including: Residential, Student, Co-Living, Office, Hotel & Serviced Apartment subject to planning permission.
- Located 450 metres north of Elephant and Castle underground station, and 500m south of Borough underground station.
- For sale freehold.
- Offers invited on both an unconditional and a subject to planning basis.



PLANNING

The site is located in Elephant & Castle a key regeneration zone in central London with full detail of all development proposals and vision for the area shown via this link:

<https://elephantandcastle.org.uk/>

The site presents a development opportunity with the potential for additional height evidenced in many schemes nearby. It is immediately opposite Borough Triangle for which the proposed scheme includes a 38 storey residential tower. The Kite & Rockingham Street both to the south has constructed a 25 storey tower & secured permission for a 21 storey commercial tower.

The Site is not listed (locally or statutorily) and is not located within a Conservation Area. The nearest Conservation Area is the Trinity Church Square Conservation Area, located approximately 250m north-east of the Site.

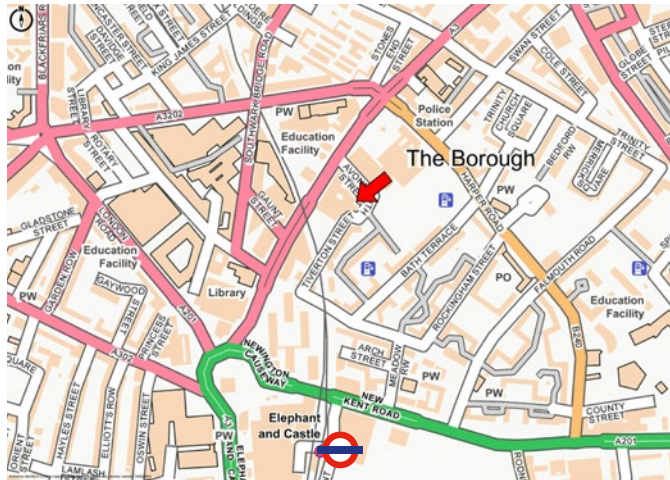
The Site is considered within the setting of the Grade II Listed Building, Inner London Session Court (Grade II), with frontage to Newington Causeway and bound by Newington Gardens to the rear, approximately 50m to the north.

The site has a very limited planning history with applications relating to the relocation of air conditioning units and free standing advertisement signs.

A planning feasibility study has been undertaken for a 10 - 12 storey building on the site. No pre-application consultation has been undertaken with London Borough of Southwark.

Further detail on the relevant planning policy, development potential and proposed uses are provided within a comprehensive planning document in the dataroom.





LOCATION

The Site is located on the southern side of Avonmouth Street, to the south east of Newington Causeway. Elephant & Castle is located to the south, Borough & London Bridge to the north, the green space of Newington Gardens to the east and Waterloo to the west.

- The site is located to the north of Elephant & Castle centre, an area undergoing a significant regeneration programme, with £3billion of investment over the next 15 years.
- This includes 5,000 new and replacement homes in Elephant Park, 450,000 sq ft of retail space through redevelopment of the Shopping Centre by Delancey & a new 2 acre park.
- A number of significant high rise schemes have been delivered close to the site including: 251 Southwark Bridge Road (40 storeys) & The Kite (25 storeys)

The site offers excellent amenities nearby including; The Artworks pop-up food market and Mercato Metropolitano offering a 45,000 sq ft indoor food market. A number of further retailers and restaurants are situated in close proximity at both Borough & Bermondsey Street, with more extensive retail and leisure amenities are located in Waterloo and London Bridge. These include IMAX cinema, National Theatre, Shakespeare's Globe, Borough Market and Royal Festival Hall.

The site is incredibly well connected to public transport with a PTAL rating of 6b (excellent) and within travel zone 1.

The site is bound to the south on Tiverton Street by Telford House a 4 storey residential housing block, to the east by the green space of Newington Gardens, to the north by Inner Crown Court and to the west by 4 storey existing residential and commercial blocks fronting Newington Causeway with tenants including the Job Centre and Southwark Playhouse.

DESCRIPTION

The site is largely rectangular in shape with a dog leg that extends on the north west boundary. The site extends to approximately 0.29 acres and is occupied by a 1,580 sq m (17,009 sq ft) GIA existing building. The main active frontage and access to the site is via Avonmouth Street accessed off Newington Causeway.

The site currently comprises a two storey building, which is in use as a managed business space venue used for meeting and conference purposes. There is an area of hardstanding to the north of the site with 4 parking spaces and the site is accessed via a dropped curb from Avonmouth Street.

TENURE

The property is for sale freehold. Please review the title plan within the dataroom for further detail.



Mercato Metropolitano immediately opposite the site



METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior).

Offers are sought for the freehold interest on a wholly unconditional basis, or a conditional subject to planning basis.

A bid deadline will be set in due course.

VAT & EPC

VAT position is outlined on the dataroom.

The existing building has an EPC Rating of D with full information provided on the dataroom.

VIEWINGS

The building remains fully operational and internal viewings of the property are strictly by appointment. Please contact the sole selling agents to arrange a viewing of the site.

A virtual viewing is provided on the datasite for parties unable to get to the site for internal inspections.



IMPORTANT NOTICE

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FURTHER INFORMATION

Further information including virtual viewing, technical and legal documentation is available at:

www.savills.co.uk/avonmouthhouse

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