

Reference: EPH04023

231 & 235 Empress Street, London, SE17 3HJ

Southwark, SE17 3HJ

☆ Flexible Lease Available

To Let

£3,000 pcm

3,180 sq ft

Flexible Use

 [Google Maps](#)



231 & 235 Empress Street, London, SE17 3HJ



£3,000 per month + VAT

£36,000 p/a · £11 per sq ft



Flexible Use

For multiple industries



3,180 sq ft internal

295 sq m



Reference

EPH04023



24/7 access



3-Phase Power Supply



Allocated parking spaces



Electric roller shutters

WHAT'S NEARBY



Elephant & Castle Train Station

5 min drive



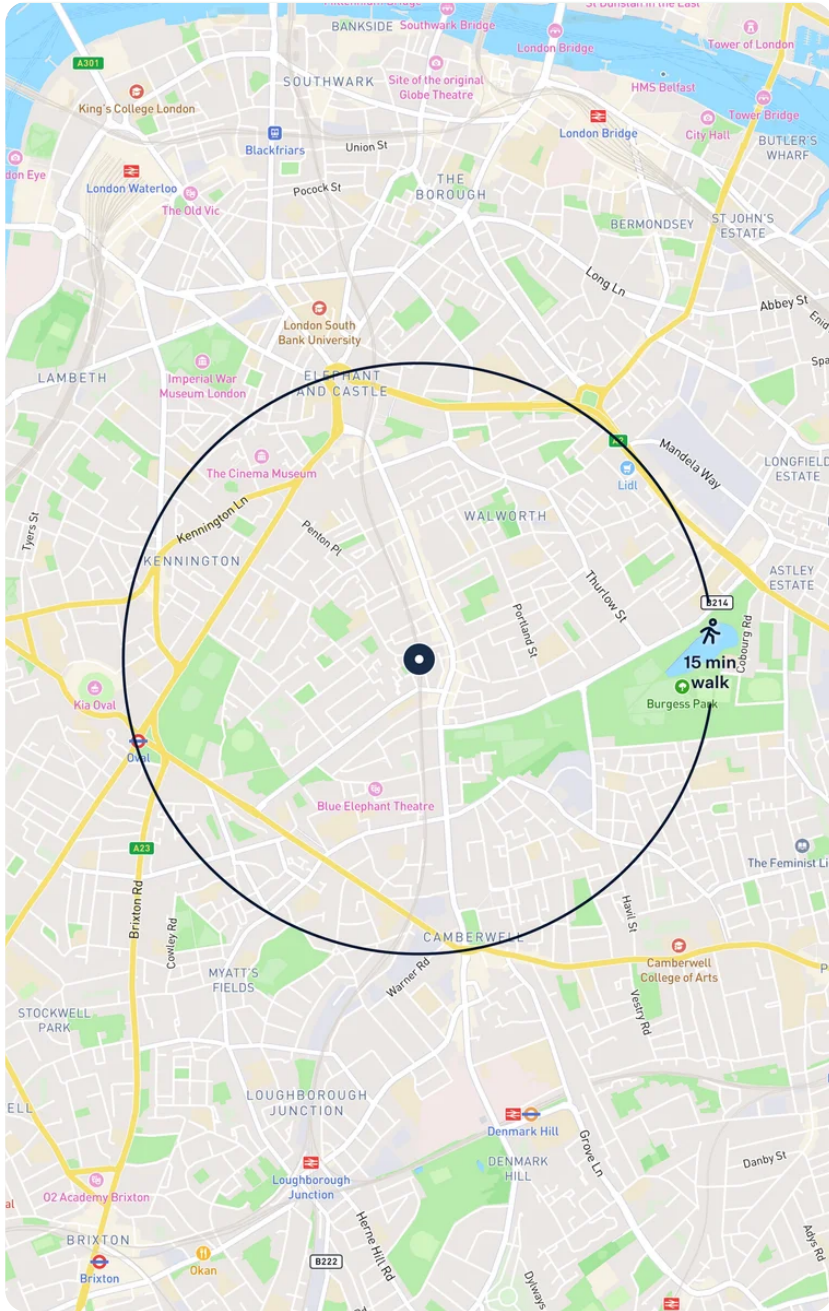
London Bridge Train Station

15 min drive



Google Maps

Images Coming Soon



Location

231 & 235 Empress Street, London, SE17 3HJ

 [patio.fish.seat](https://www.patio.fish.seat)

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Elephant & Castle Train Station
5 min drive



London Bridge Train Station
15 min drive

231 & 235 Empress Street, London, SE17 3HJ

Talk to us: [0333 554 4139](tel:03335544139)



Cost Breakdown

Costs Per Month

Rent	£3,000
Business Rates	£2,270
Insurance	£20
Service Charge	Call for details

Total	Call for details
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All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£36,000
Business Rates	£27,240
Insurance	£240
Service Charge	Call for details

Total	Call for details
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All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

