6 Avonmouth Street
London SE1

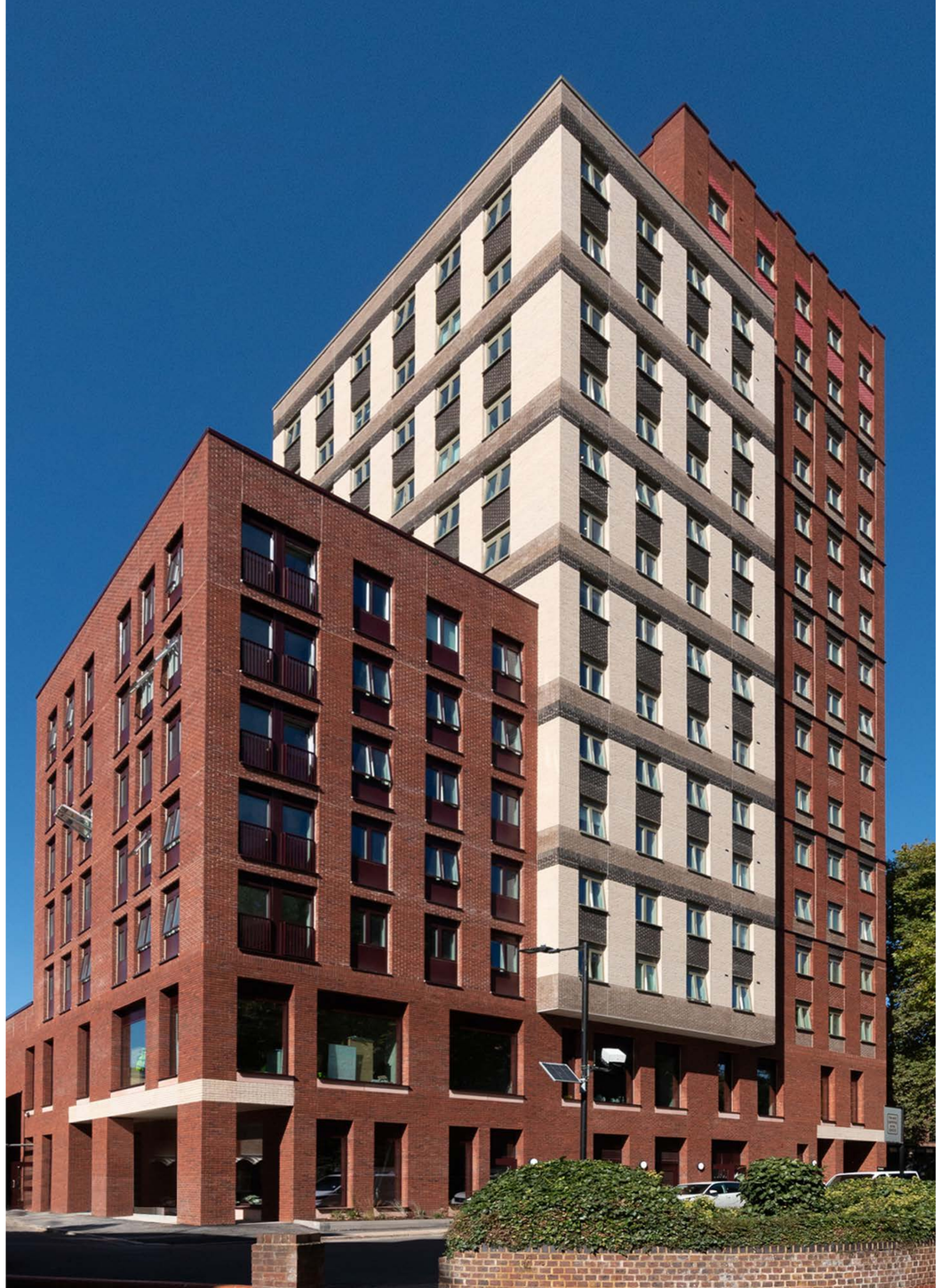
12,407 Sq Ft
Self-Contained Commercial Space To Let

THE FORUM

FIND YOUR SPACE

A new mixed use development comprising 12,407 sq ft of commercial space and 226 student rooms, situated between Borough and Elephant & Castle.

The Forum will provide a unique light-filled commercial space that allows for both productivity and wellbeing. The ground floor benefits from direct street frontage allowing for large-scale branding opportunities.



RIGHT /
THE FORUM EXTERIOR CGI

- AIR CONDITIONING
- OFFICE USE
- PASSENGER LIFT
- SHELL & CORE
- 226 STUDENT ROOMS
- EXPOSED SERVICES
- RESTAURANT USE
- CYCLE STORAGE FACILITIES
- EDUCATIONAL USE
- GYM USE
- FLOOR TO CEILING HEIGHTS OF UP TO 4.1M
- TO LET AS INDIVIDUAL OR COMBINED UNITS

Southwark
Tate Modern
Elephant & Castle
Borough Triangle
Borough Market
London Bridge
Borough
THE FORUM

FLEXIBLE SPACE

The building features contemporary commercial space over lower ground, ground and first floor.

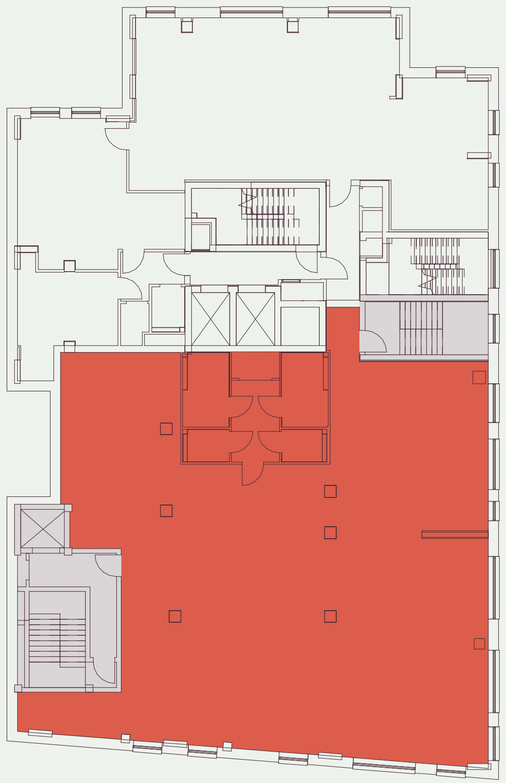
The floors are delivered in a **shell & core** finish and are **available as individual self-contained units or let as a whole**.

Floor	Sq Ft	Sq M
First	3,828	355.6
Ground	3,481	323.4
Lower Ground	5,098	473.6
Total	**12,407**	**1,152.6**

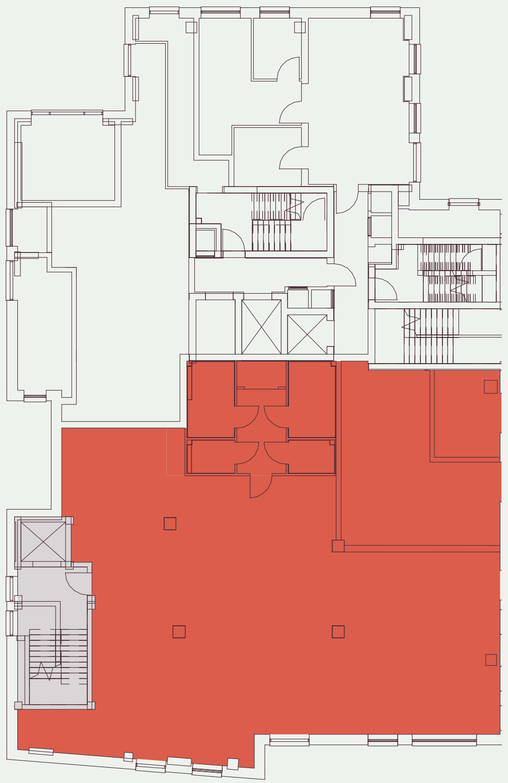
Combined Units	Sq Ft	Sq M
Ground + Lower Ground	8,579	797

AVAILABLE SPACE CORE

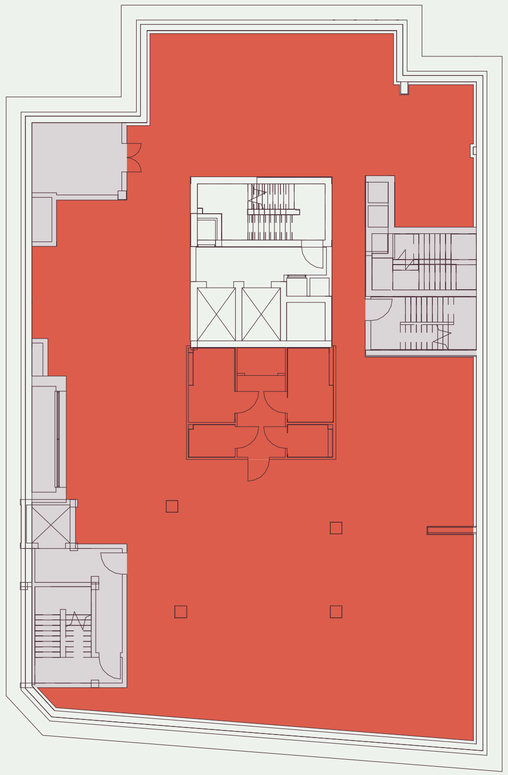
FIRST
3,828 SQ FT / 355.6 SQ M



GROUND
3,481 SQ FT / 323.4 SQ M



LOWER GROUND
5,098 SQ FT / 473.6 SQ M



NORTH

FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

AVAILABLE AS INDIVIDUAL SELF-CONTAINED UNITS OR LET AS A WHOLE.

FIRST FLOOR OFFICE SPACE

/ INDICATIVE GROUND FLOOR CGI

GROUND FLOOR FLEXIBLE SPACE

/ INDICATIVE GROUND FLOOR CGI

THE NUNHEAD GARDENER

Perfectly placed to enjoy a rich mix of local amenity — from street food markets and artisan coffee to independent shops and after-work spots — the neighbourhood offers a vibrant backdrop to the working day.

With Borough's lively food and drink scene nearby, and Elephant & Castle now a go-to destination to eat, meet and unwind, this location blends energy, convenience and character.

The area is undergoing rapid regeneration, including new mixed-use developments such as a new Town Centre, plus Borough Triangle, Elephant Park, and more – forming a cluster of new public realms to enjoy on your doorstep.

CASTLE SQUARE

VIBRANT MIX OF AMENITY

KOI RAMEN

ELEPHANT STORES

AREPA & CO

CHANGING SCENE

Elephant & Castle and Borough Triangle are undergoing major regeneration, with billions being invested in new homes, retail, workspace and public realm.

From the transformation of Elephant & Castle's centre to the £600m Borough Triangle scheme — and with excellent transport links including the Northern, Bakerloo and Jubilee lines, and National Rail — the area is evolving into a vibrant and well-connected destination.

WALK TIMES

05 ELEPHANT & CASTLE

05 BOROUGH

TUBE TIMES – FROM ELEPHANT & CASTLE

03 LONDON BRIDGE

04 WATERLOO

LOCAL AMENITIES

Coffee & Lunch
1. Black Cowboy
2. Terry's
3. Change Please
4. Gails
5. Art Cafe
6. Foundry
7. Little Louie
8. WatchHouse

Restaurants & Bars
9. Borough Market
10. The Elephant & Castle
11. Flat Iron Square
12. Four Quarters
13. Four Hundred Rabbits
14. Padella
15. Paladar
16. Arepa & Co
17. Roast
18. Casa do Frango
19. Bala Baya
20. The Charlotte
21. Mc & Sons
22. Barrafina
23. Tapas Brindisa
24. Caravan
25. The Electric Elephant

Leisure & Cultural
26. Hotpod Yoga
27. Gymbox
28. Fight City
29. Elephant Park
30. Ministry of Sound
31. Imperial War Museum
32. Tabard Street Market
33. Castle Square

SE1 6NX
///LIFTS.PENS.ACTOR

AVAILABLE TO LET

Available as individual self-contained units or let as a whole.

VIEWING

Strictly by appointment.

TERMS

Upon application.

USP.

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