

USP.

Manor Place Depot, The Arches Manor Place Depot, London, SE17 3BD

Flexible E-class unit to let.

1,035 SQ FT

Available immediately

usp.london
020 3757 7777

Accommodation

Floor	Availability	Area (sq ft)	Rent (pa)
Arch 8	Available	1,035	£25,000.00

Amenities

Full apex lining	Glazed frontage
WC	Whitebox condition
Established commercial parade	Suitable for a range of uses







Description

Set beneath a series of striking Victorian railway arches, this self-contained commercial unit offers a design-led environment with excellent ceiling height, a curved vaulted profile and a contemporary industrial finish. The space benefits from a concrete floor, LED linear lighting, glazed frontage with and WC facilities, making it immediately suitable for a range of occupiers including creative studios, showroom, fitness, leisure or specialist retail uses. These arches are complemented by newly delivered residential schemes and a growing mix of independent operators in the immediate vicinity.

The property is located on Angel Lane within the Manor Place Depot Arches, an established mixed-use commercial parade in Elephant & Castle. Excellent public transport connectivity is provided via Elephant & Castle (Bakerloo and Northern lines, National Rail and Thameslink services) and Kennington Underground Station (Northern line), both within comfortable walking distance, alongside multiple bus routes serving the surrounding area. The location offers swift access to Central London, the City and West End, making it highly accessible for staff, customers and visitors alike.

Further Information

A new lease available directly from the Landlord.

Rent
£25,000 PA

Service Charge
TBC

Rates
£10,800 PA Rates Payable

Jonathan Cheung
USP London
07706 357863
jonathan@usp.london

Neil Davies
USP London
07714 469 035
neil@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 28/05/2026