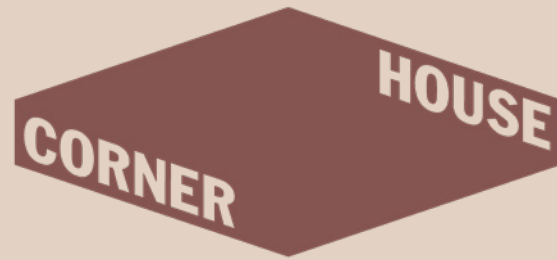


**CLASS E
TO LET**



1,230SQFT
RYE LANE FRONTAGE



133A RYE LANE, PECKHAM, SE15



CORNERHOUSE

183A RYE LANE PECKHAM

FORZA
WINE

TOPKOTSU

MILO
AND THE BULL

MARKET
WORKSPACE

PECKHAM
AUDIO

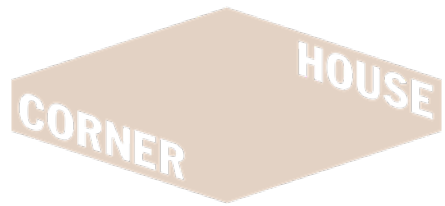
WELCOME TO CORNERHOUSE

Cornerhouse sits prominently in the centre of Rye Lane, in a recently redeveloped, 7-floor red brick Edwardian building.

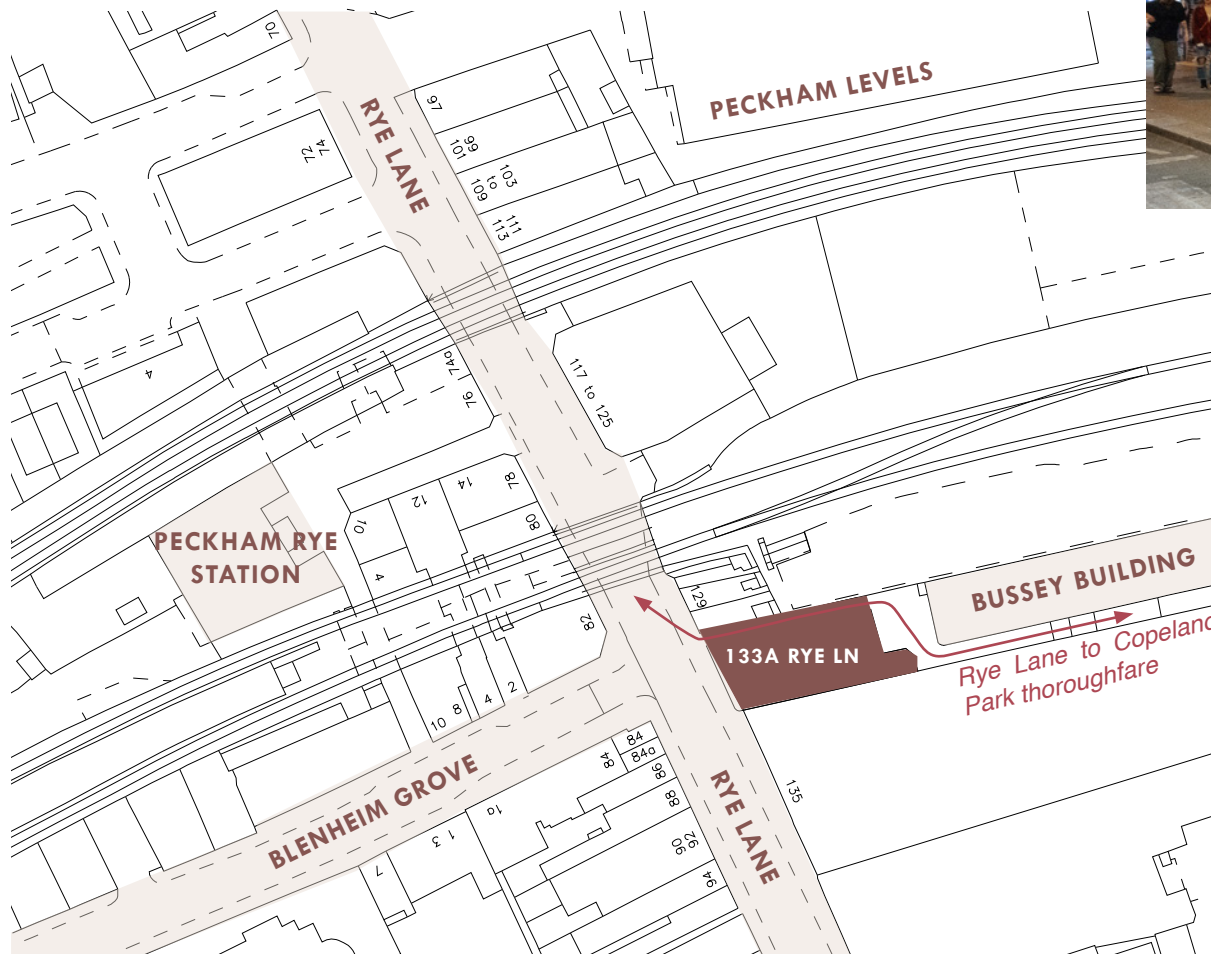
Since opening in 2019 we have been proudly platforming and supporting small local businesses, while offering our neighbourhood a place to come together to eat, drink, work and socialise in the heart of Rye Lane.

Formerly known as Market, our Cornerhouse brand takes inspiration from Lyon's Tea Rooms and Corner Houses, one of the original operators of the building over a century ago. Traditionally 'corner houses' were places centred around the people who used them, coming together to share news, catch up with a neighbour or meet some new ones.

Building on this tradition, Cornerhouse offers a place for the local neighbourhood to call its own.

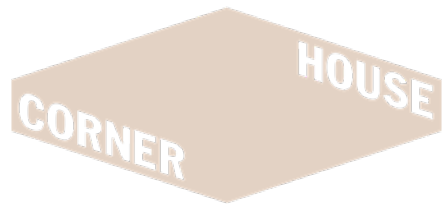


133A RYE LANE, PECKHAM

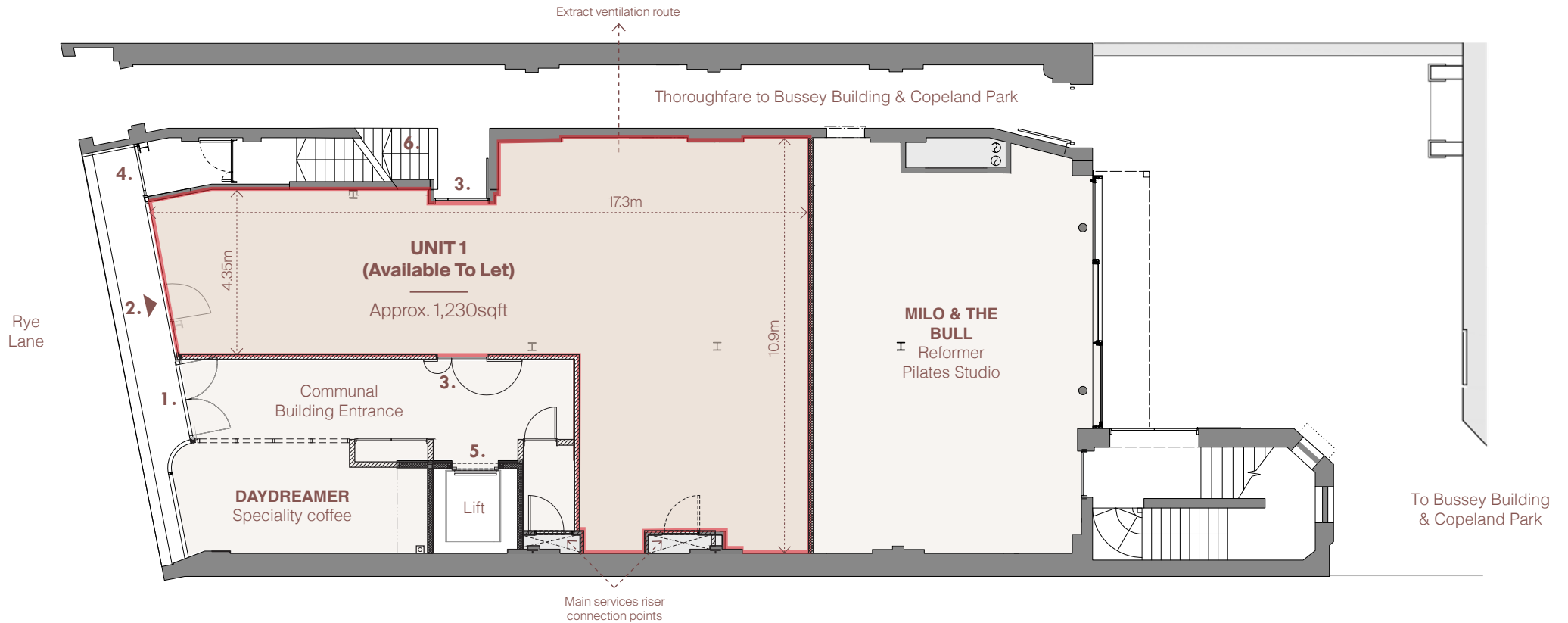


OPPORTUNITY OVERVIEW

- **1,230sqft** ground floor space, with dedicated high street entrance
- Glazed frontage & **excellent footfall** - yards from Peckham Rye station (c.6.1m annual entries/exits, plus significant interchange)
- One of **Peckham's most prominent buildings**, at the gateway to the Bussey Building & Copeland Park.
- Set at the front of a bustling **mixed use, design-led** commercial building
- **Shell space** (including flooring, existing extraction route, gas, 3-phase power, water and multiple drainage points)
- **Long lease** available late summer 2026



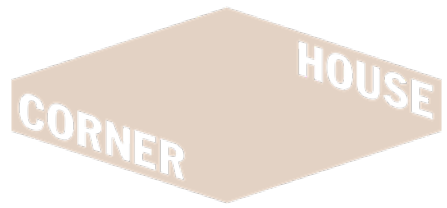
133A RYE LANE, PECKHAM



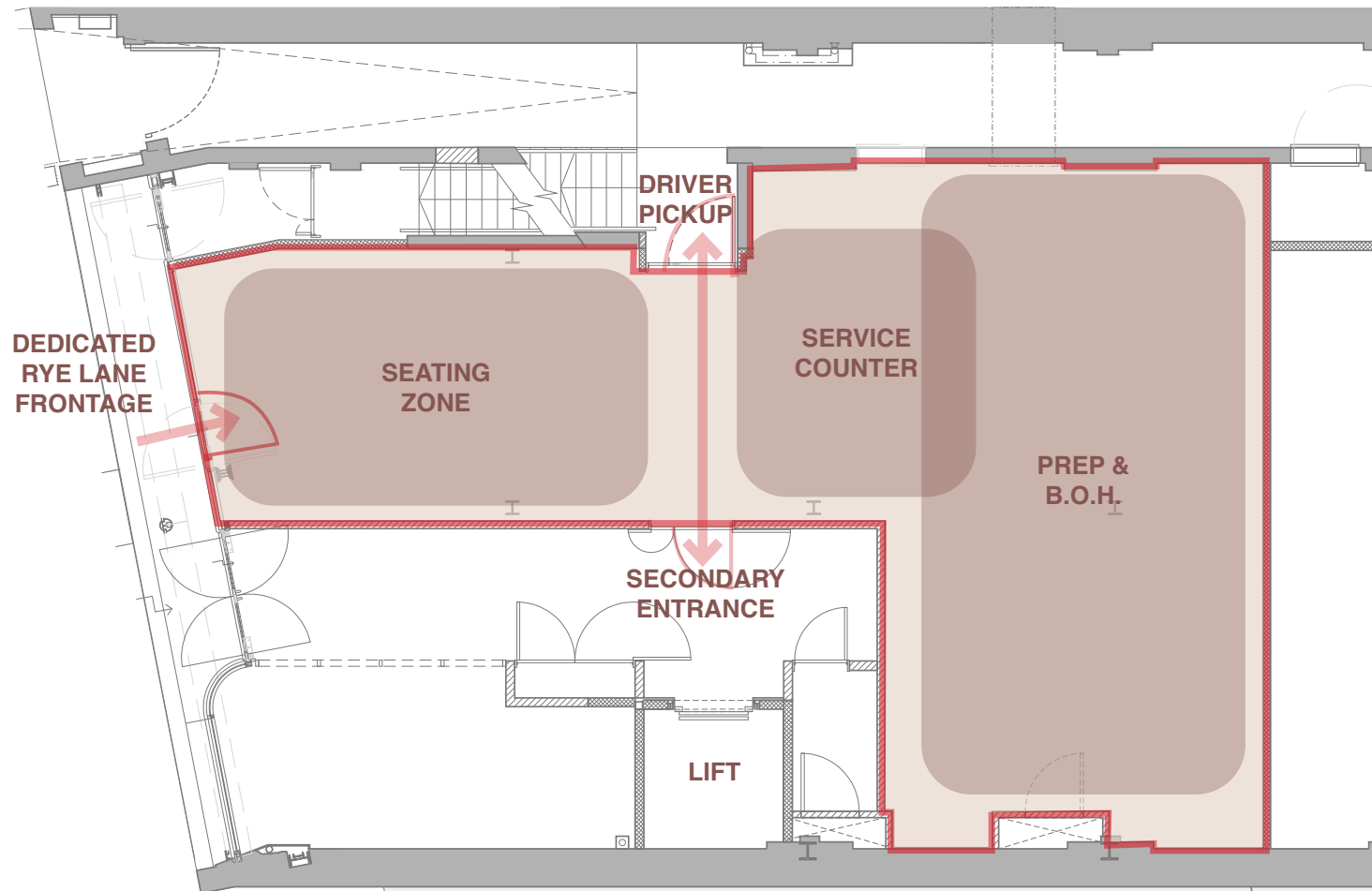
GROUND FLOOR PLAN

KEY:

- | | |
|----------------------------|---|
| 1. Main building entrance | 4. Peckham Audio entrance |
| 2. Unit 1 entrance | 5. Lift & wheelchair access to Forza Wine, Market Workspace, Milo & The Bull, Tonkotsu & shared accessible WC |
| 3. Managed building access | 6. Stair to Tonkotsu & Market Workspace |

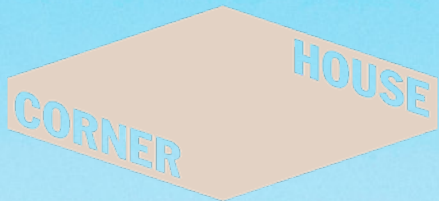


133A RYE LANE, PECKHAM



UNIT 1 POTENTIAL LAYOUT ZONING

Please note layout shown is illustrative only



133A RYE LANE, PECKHAM

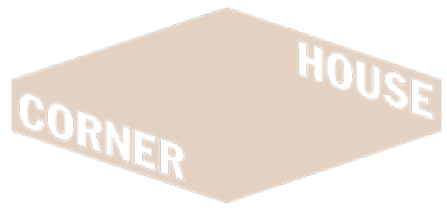
THE BUILDING

Cornerhouse is a bustling mixed use building with a large shopfront welcoming customers off Rye Lane. On our upper floors you will find **MARKET**'s 270-person co-working space, **FORZA WINE**'s rooftop bar, **TONKOTSU**'s ramen restaurant, **MILO & THE BULL**'s fitness and pilates studios, plus **DAYDREAMER**'s popular coffee shop on the ground floor, and **PECKHAM AUDIO**'s live music venue in the basement.

As well as having one of the most prominent frontages in Peckham, Cornerhouse also contains the primary access-way from the high street through to Copeland Park / Bussey Building.

Alongside footfall from the broad range of customers within Cornerhouse itself, this brings hundreds of small business owners and thousands of visitors through the building and past the main frontage each week.



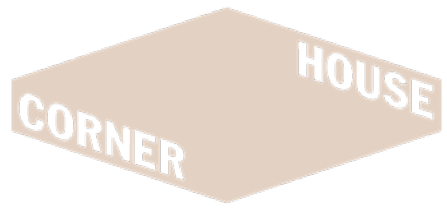


133A RYE LANE, PECKHAM



Visualisation

Showing Unit 1 Rye Lane entrance and street frontage

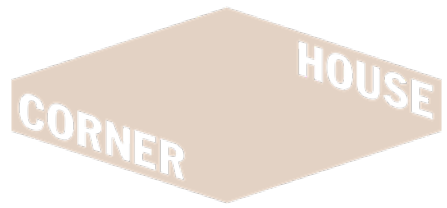


133A RYE LANE, PECKHAM



LETTABLE AREA
(Now reconfigured as
per floorplan on p4);

1. Window seating & frontage
2. Central seating area
3. Existing cocktail bar
4. Main entrance and frontage



133A RYE LANE, PECKHAM



1.



2.

OTHER BUILDING FACILITIES;

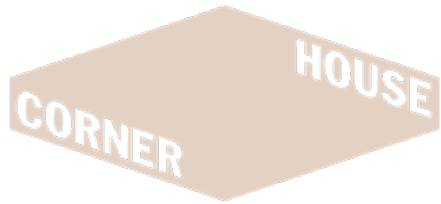
1. Milo & The Bull
2. Forza Wine
3. Tonkotsu
4. Market Workspace



3.



4.



133A RYE LANE, PECKHAM

UNIT DETAILS

General;

- Dedicated entrance from Rye Lane
- Full height glazed shopfront with prominent signage opportunities
- 3.5m ceiling heights
- Strong footfall from both external and building users
- Use of accessible WC and baby change at basement level
- Use of communal bin store in basement
- Use of Copeland Park for delivery access

Fit-out;

- Shell space ready for fit-out
- Brick flooring to front area with polished concrete flooring beyond
- Retained original features
- Existing extraction and ductwork venting to side of building at ground floor level
- Existing Daikin heating & cooling system
- Ceiling mounted cable trays

Utilities;

- Metered gas, water and 3-phase electricity supplies
- Multiple drainage connection points

OPERATOR PROFILE

Seeking a high-quality food-led operator capable of trading throughout the day & evening, complementing the existing Cornerhouse tenant mix & contributing positively to the Rye Lane frontage.

TERMS

Tenure;

New lease available, terms to be agreed.
10+ year term preferred.

Rent;

£75,000 per annum exclusive

Rates;

Enquire for details

Service charge & buildings insurance

2026 budget = £604+vat pcm

EPC;

Available on request

Additional obligations;

Supporting the building management team by acting as the on site reference point for issues that may arise outside office hours.

OPERATING HOURS

Opening hours consented via planning;

- Sun-Wed = 7am to midnight
- Thu = 7am to 1am
- Fri-Sat = 9am to 4am

Existing premises license hours;

- Mon-Thu= 8am-11pm
- Fri-Sat = 8am-midnight
- Sun = 9am-11pm

Disclaimer;

These particulars are provided as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy themselves as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through appointed agents.

CORNERHOUSE

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