



PRIME COMMERCIAL SPACE AVAILABLE IN SOUTHEAST LONDON | FOR SUBLEASE

# 125 CLARKE ROAD UNIT 1

*London, ON N5W 5W1*



**CUSHMAN &  
WAKEFIELD**

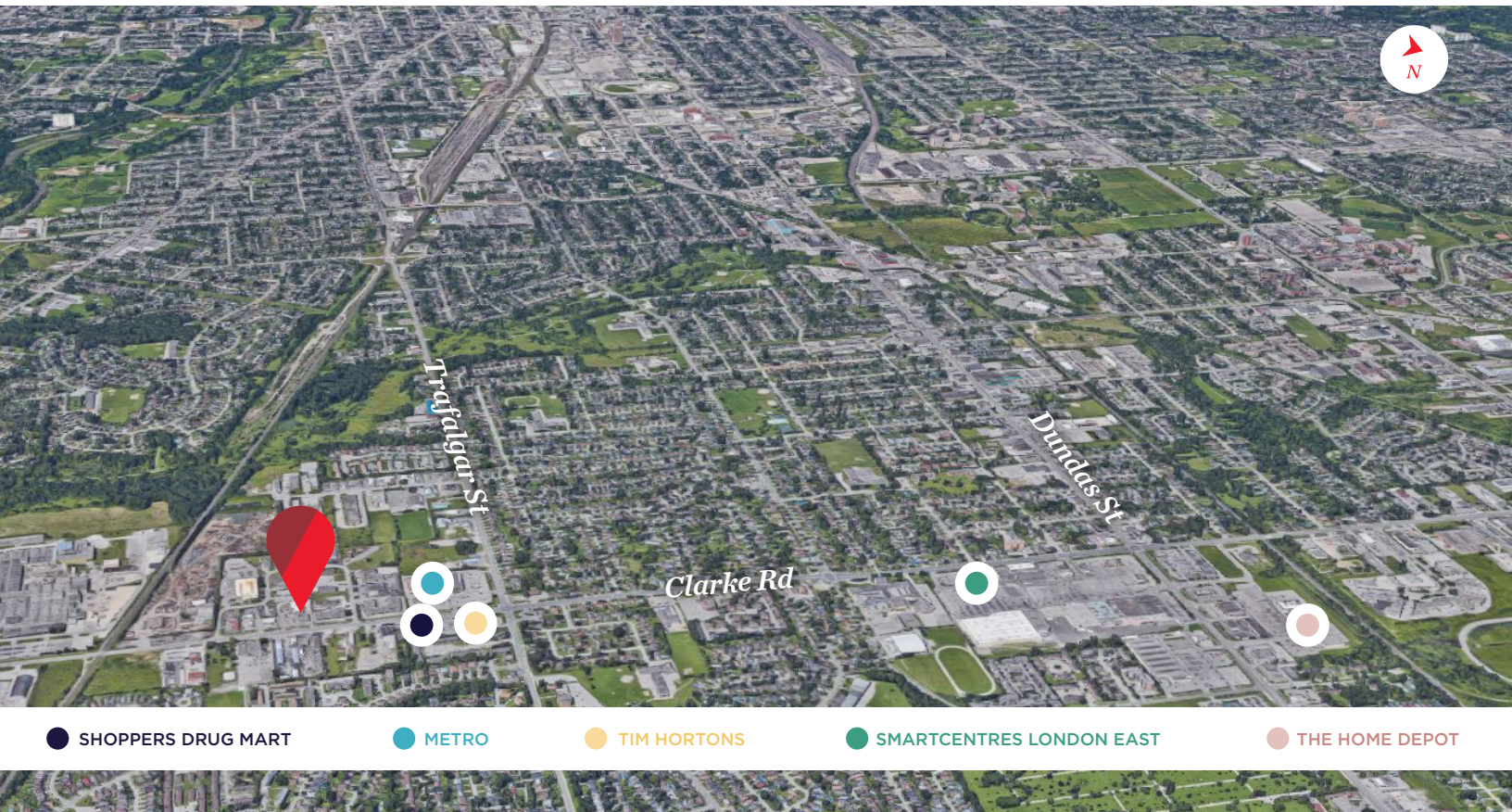
Southwestern Ontario

# ABOUT THE PROPERTY

Prime commercial end cap unit available for sublease in southeast London with quick access to Highway 401

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
1	Approx. 2,500 SF	\$13.50 PSF Net	\$5.00 PSF

- The unit is located directly on Clarke Road near Charterhouse Crescent
- Zoning: Restricted Service Commercial: RSC1/ RSC4 - permits a wide range of uses (see page 4)
- Signage: Signband available
- Dock Level Loading Door: 1
- Front showroom, with a couple of offices and rear storage/shipping area
- Property is professionally owned and managed
- Gas Furnace and air conditioner unit installed
- Gas, hydro and water separately metered
- Very competitive lease rates



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# PERMITTED USES

## RESTRICTED SERVICE COMMERCIAL (RSC1) ZONE

Animal clinics; (Z-1-051390)	Home and auto supply stores
Automobile rental establishments	Home improvement and furnishing stores
Automobile repair garages	Kennels
Automobile sales and service establishments	Repair and rental establishments
Automobile supply stores	Service and repair establishments
Automotive uses, restricted	Studios
Catalogue stores	Taxi establishments
Duplicating shops	Self-storage Establishments; (Z.-1-132230)
(Hardware stores deleted by Z.-1-96435)	Tow Truck Business; (Z.-1-223025)

## RESTRICTED SERVICE COMMERCIAL (RSC4) ZONE

Automobile repair garage	Financial institutions
Automotive uses, restricted	Florist shops
Bake shops	Personal service establishments
Convenience service establishments	Restaurants
Convenience stores	Video rental establishments
Day care centres	Brewing on premises establishment. (Z.-1-021027)
Duplicating shops	Self-storage Establishments (Z.-1-132230)

<https://london.ca/sites/default/files/2023-02/Zoning%20By-law%20Section%2028.pdf>

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