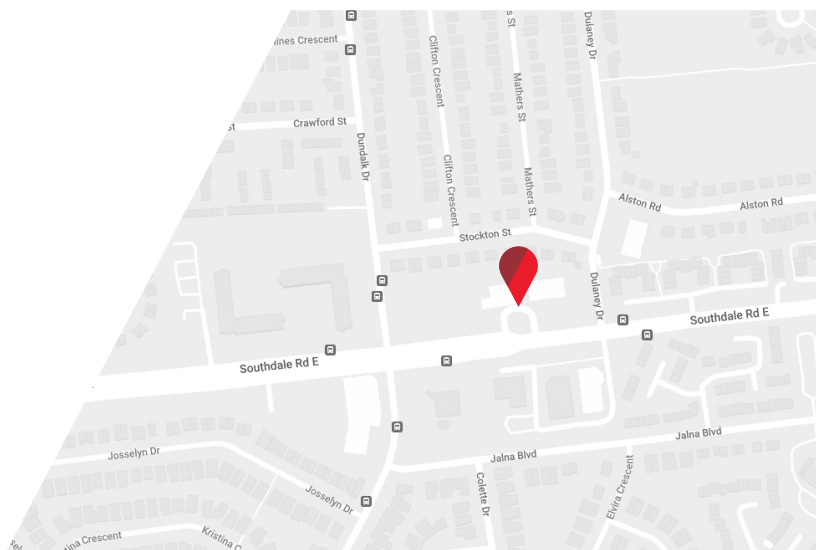




APPROX. 1,408 SF | FOR LEASE

**6 SOUTHDALE  
5 ROAD EAST  
4 UNIT E**

*London, ON N6E 1A3*



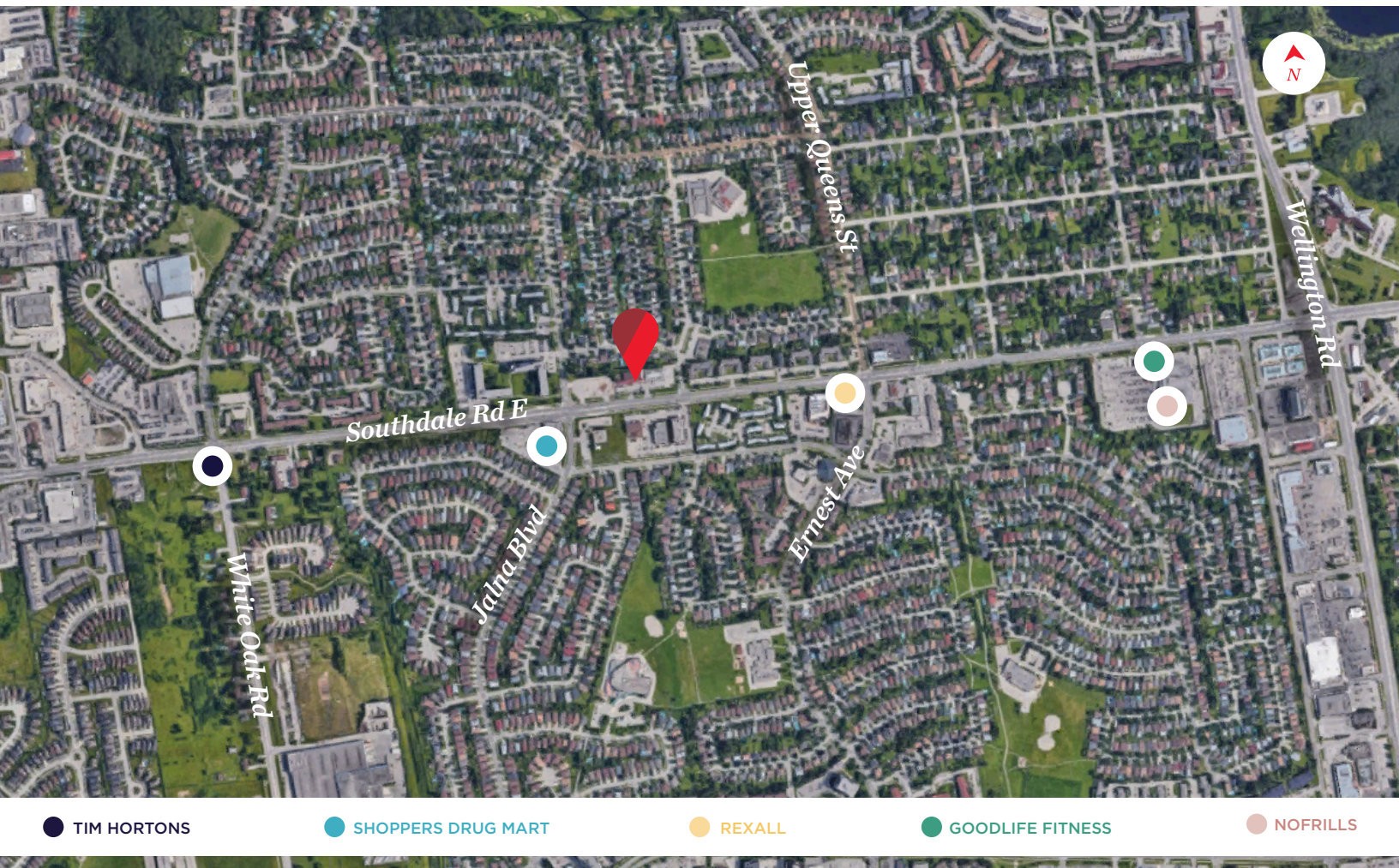


# ABOUT THE PROPERTY

Prime commercial office space available for lease in Southwest London

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
E	Approx. 1,408 SF	\$12.00 PSF Net	\$9.00 PSF

- **Zoning:** NSA 1 - Permits a wide range of uses (see page 4)
- **Signage:** Pylon and building signband available
- **Parking:** Free spaces available on-site
- 2nd Floor Office unit
- Asking \$2,464/month + utilities + HST
- Space includes reception/waiting area, 4 private offices, washroom & storage area
- High traffic street in south London
- Signage/exposure directly to Southdale Rd
- Located in between Wharncliffe Rd S & Wellington Rd



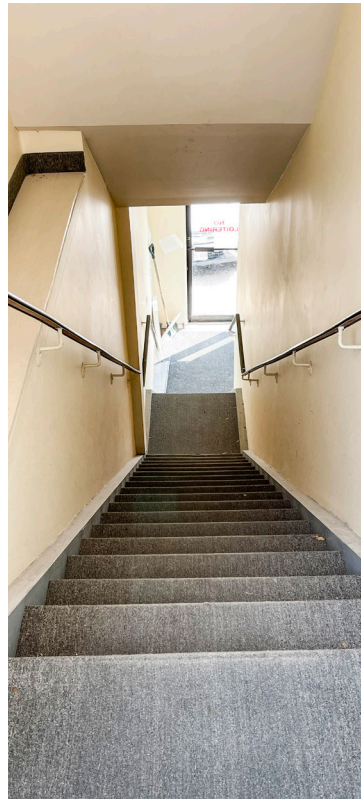
**TYLER DESJARDINE**  
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**CUSHMAN & WAKEFIELD**  
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Southwestern Ontario



# PROPERTY IMAGES



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# PERMITTED USES

## NEIGHBOURHOOD SHOPPING AREA (NSA1) ZONE

Bake shops	Catalogue stores
Clinics	Convenience service establishments
Day care centres	Duplicating shops
Financial institutions	Food stores
Libraries	Medical/dental offices
Offices	Personal service establishments
Restaurants	Retail stores
Service and repair establishments	Studios
Video rental establishments	Brewing on Premises Establishment.(Z.-1-021027)

<https://london.ca/sites/default/files/2024-02/Zoning%20By-law%20Section%202023.pdf>

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