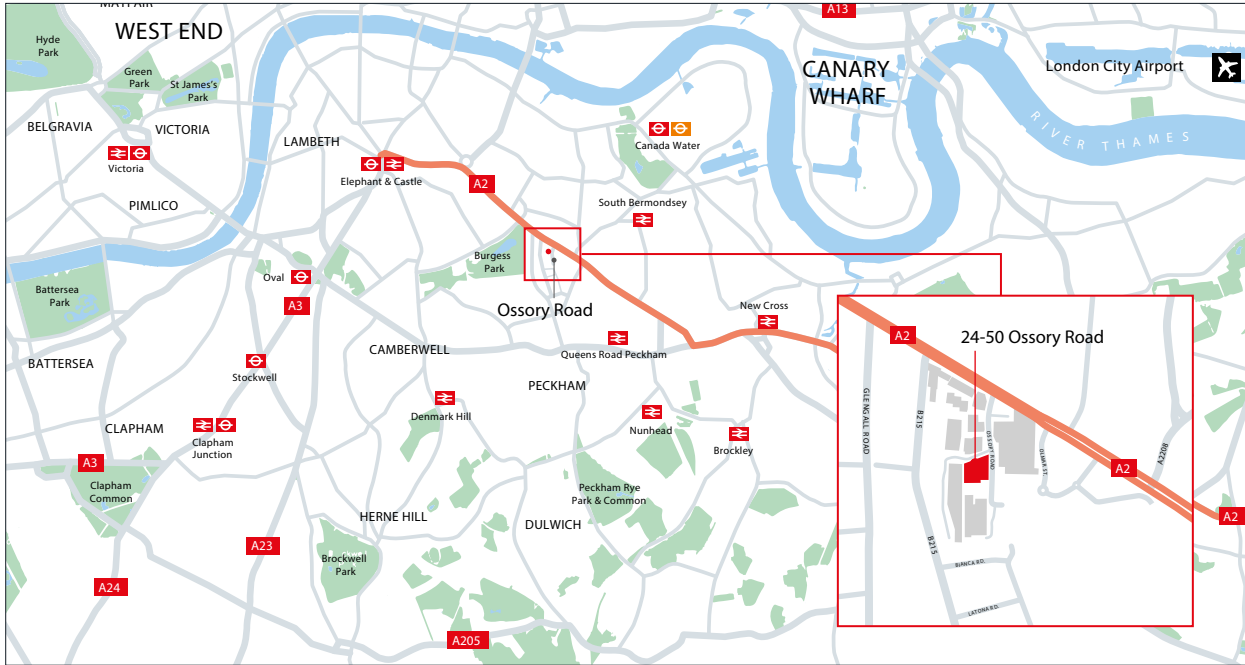


# UNIT 2

24-50 OSSORY ROAD  
OLD KENT ROAD | LONDON SE1 5AN

ULTRA-PRIME LAST MILE LOGISTICS UNIT AVAILABLE TO LET



## LOCATION

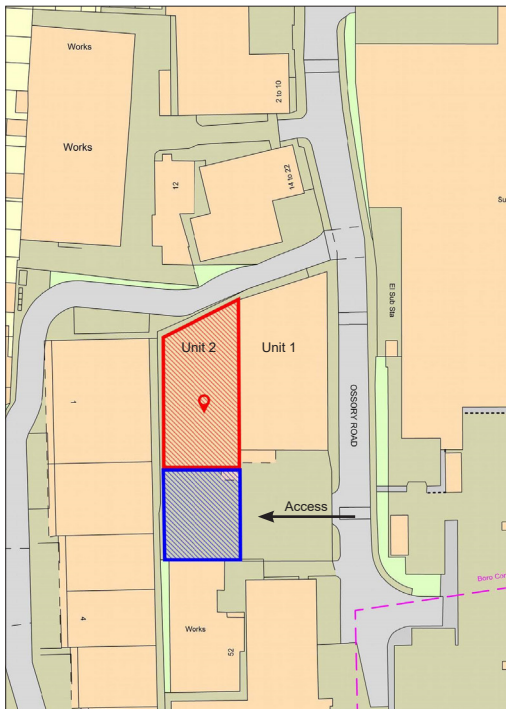
Unit 2, 24-50 Ossory Road is located just off the A2 (Old Kent Road) within the centrally located London Borough of Southwark. The area benefits from excellent transport links to both the City, West End and to the south. The Old Kent Road also provides direct access to Junction 2 (Darenth Interchange) of the M25, approximately 15 miles to the east, while the London Docklands and London City Airport is some 3 miles to the north.

South Bermondsey railway station is under a mile away and provides a direct service to London Bridge (5 minutes), while both Elephant & Castle stations (Northern & Bakerloo lines and National Rail) are within walking distance. Frequent bus services on the Old Kent Road provide frequent access towards Elephant & Castle and Central London (53, 172 and 453 routes).

## SITUATION

24-50 Ossory Road is accessed directly off the A2 (Old Kent Road), approximately 100m to the north.

Ossory Road is superbly located for companies serving Central London as well as the South London boroughs. Nearby occupiers include Rexel, Shurgard Self Storage, Damien Hirst Studios, Tesco, Asda, B&Q, Halfords, Currys PC World, Edmundson Electrical, Plumb Center, Selco Builders Warehouse, B&M and Southern Wood Retail Park where traders include Argos, DFS, Ocado and Maplin.



## DESCRIPTION

The property comprises a modern industrial unit of steel portal frame construction and equating to 9,111 square feet, with eaves height of 6.0 metres. The property benefits from ancillary office accommodation provided at first floor level. Loading is by way of a full height single level access roller shutter which leads to a concrete surfaced secured yard.

Specification:

- Portal steel frame construction
- High-quality ancillary office accommodation
- Trade counter
- Single full height level access roller shutter loading door
- Concrete surfaced secured yard
- 6.0m eaves height
- 3 phase power
- Gas
- WC's

## ACCOMMODATION

Description	Sq Ft	Sq M
Unit 2	9,111	846.4
<b>Total</b>	<b>9,111</b>	<b>846.4</b>

## TERMS

The property is available by way of a new FRI lease with terms to be agreed.

## QUOTING RENT

Upon application

## RATES

For all rates related enquiries please contact the London Borough of Southwark.

## EPC

EPC is available upon request.

## CURRENT USE

B8 - Storage and distribution with ancillary trade counter



## FUTHER INFORMATION

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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