

UNIT TO LET

5,243 SQ FT

(487 SQ M)

0.5 MILES

1 MILE

1.5 MILES

2 MILES



TO BE REFURBISHED



2 MILES FROM CENTRAL LONDON



24HR SECURITY

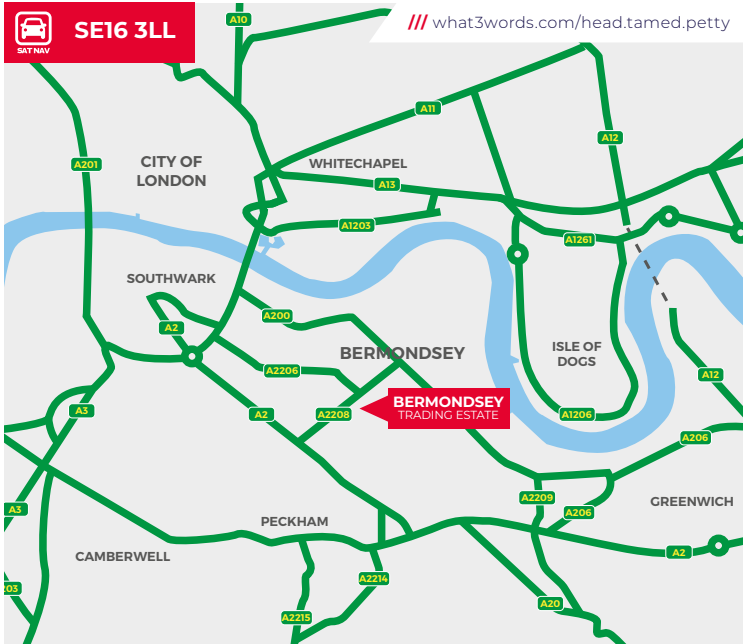
UNIT 21

www.ipif.com/bermondsey

INDUSTRIAL / WAREHOUSE UNIT TO LET

BERMONDSEY TRADING ESTATE
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL





LOCATION

Bermondsey Trading Estate is prominently positioned on Rotherhithe New Road, approx. 2 miles from The City. The Estate is only a short walk from South Bermondsey (Main Line) Train Station which provides direct access to London Bridge Train Station (journey time approximately 5 minutes).

DESCRIPTION

The subject premises comprises a brick built terraced industrial unit of steel portal frame construction built in the late 1970s. The warehouse provides a clear internal height of approximately 5m and is accessed via a single roller-shutter door to the front the unit. The first floor offices are accessed via separate personnel entrance. These are open plan and will be fully refurbished throughout.

SPECIFICATION

- 24 hour estate security with CCTV
- 3 phase electricity
- Open plan offices
- Male and female WCs
- Car parking

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 21	FT ²	M ²	EPC
Ground Floor Warehouse & Ancillary	4,098	381	C-64
First Floor Offices	1,145	106	
Total	5,243	487	



LEASE TERMS

The unit is available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

BUSINESS RATES

Available upon request.

On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk

JLL
020 7493 4933
jll.co.uk/property

Leah Cave
leah.cave@jll.com
07523 929 301

Peter Davidson
peter.davidson@jll.com
07920 597 574

LEVY
REAL ESTATE
020 7930 1070
levyrealstate.co.uk

Will Edgley
will.edgley@levyrealstate.co.uk
07748 286 333

Rob Watts
rob.watts@levyrealstate.co.uk
07506 441 644

Henry Newland
henry.newland@levyrealstate.co.uk
07743 530 151