

TO LET



Unit 9, Bessemer Park, Herne Hill, SE24 0HG
Light Warehouse / Industrial Unit - 3,030 sq ft (281 sq m)



Key Features

- Central London Location
- Opportunity for Food Operator with Chiller and Freezer Installed
- Secure Estate
- Allocated Car Parking & Loading Area

Description

The property forms part of Bessemer Park Industrial estate. The bespoke unit is a light industrial / warehouse set over two floors. It contains a fridge and a freezer on the ground floor and warehouse/storage on the first floor.

The general specification is as follows:

- WC's and kitchenette on the first floor
- Internal forklift access points to first floor
- 1 roller shutter door
- Secure estate

Accommodation

	Sq Ft	Sq M
Ground Floor	1,643	153
First Floor	1,387	129
TOTAL	3,030	281

*All areas are approximate GIA

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

The unit's current energy rating is D 76.

Location

The property is situated in the well-positioned Bessemer Park light industrial estate. This estate is just off Milkwood Road, Herne Hill, which runs from the junction at Halfmoon Lane north to Coldharbour Lane. Herne Hill is 5 miles from Central London between Brixton, Camberwell, and Dulwich.

The unit has excellent public transport links. Herne Hill Station (0.5 miles), Brixton Underground Station (1.1 miles) in addition to a number of bus routes serving the area.

Rates

The current Rateable Value (1 April 2023 to present) of £55,000.

Legal Costs

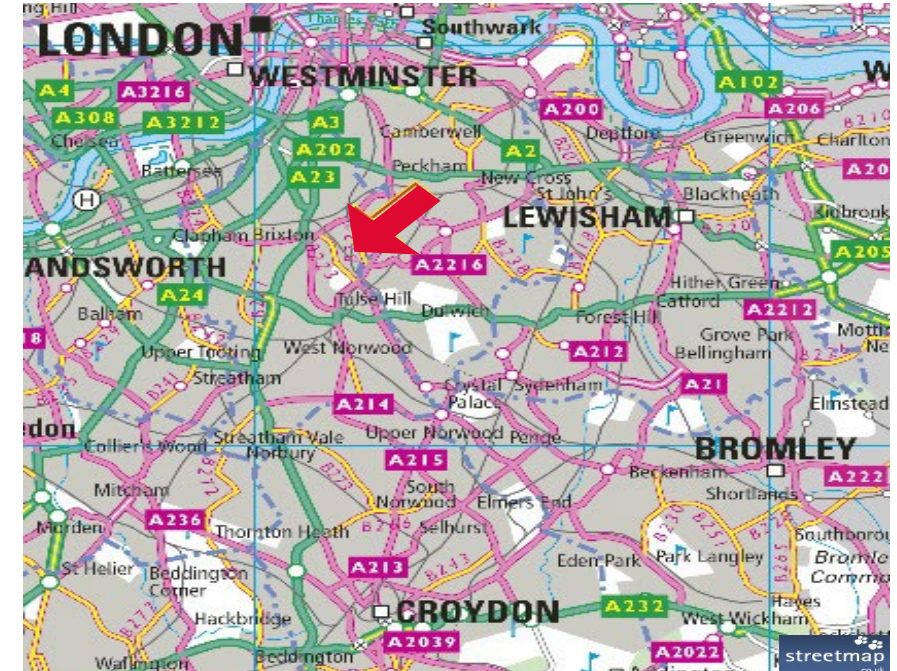
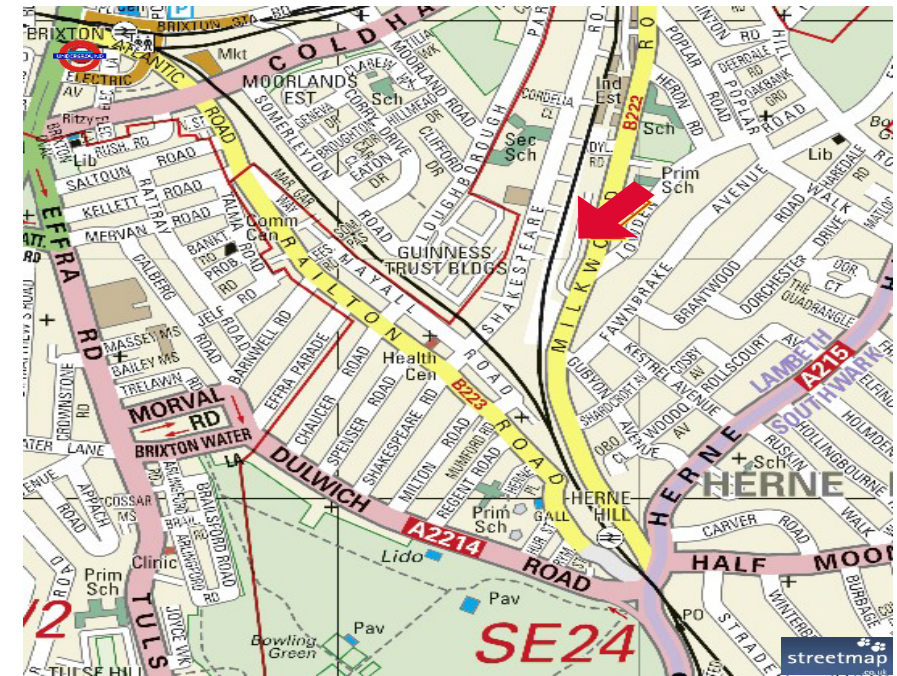
Each party to bear their own legal costs.

Terms

The property is available by way of new FRI lease on terms to be agreed. Please contact Knight Frank for quoting price / terms.

VAT

All pricing is subject to VAT.



Images



Contact

For further information, or to arrange a viewing, please contact the sole agents.



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SUBJECT TO CONTRACT

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Particulars dated June 2024. Photographs dated June 2024.

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