

PARKSIDE **BUSINESS ESTATE**

DEPTFORD
LONDON SE8 5JB

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TO LET

**NEWLY
REFURBISHED
INDUSTRIAL
UNITS**

1,283-3,882 SQ FT



WORK MAKE THRIVE



PARKSIDE BUSINESS ESTATE

The site comprises 6 newly refurbished industrial units.

Each has been renovated to a high standard, with brand new full-tank lining, electric roller shutter access, 3-phase power supply, LED strip lighting, and WCs. The units have a height of approximately 5 metres to the crown of the arch.



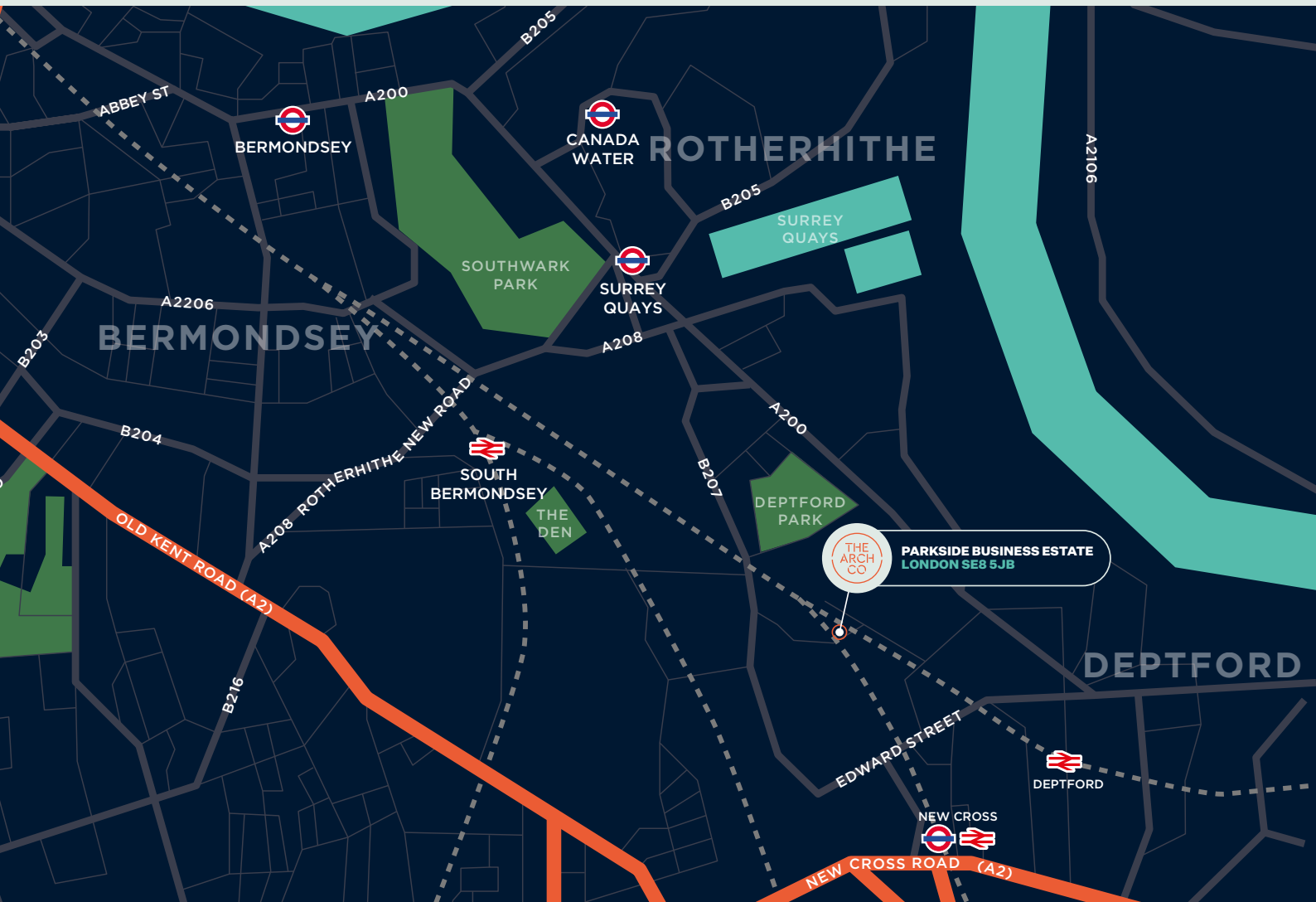
UNIT	SQ FT
8	427
21-22	1,887
38-39	1,922
50	2,357
51-52	3,882
58	1,283

LOCATION

NEWLY REFURBISHED INDUSTRIAL UNITS LOCATED IN-BETWEEN SURREY QUAYS AND DEPTFORD.












The properties are situated off Rolt Street, accessed via Abinger Grove and Evelyn Street providing excellent transport links. Vehicular transport links provide access to Central London via the A2/A200 in just 40 minutes, as well as to the South and East via the A2/A206.

Surrey Quays, Canada Water, New Cross and Deptford stations are all less than 10 minutes drive away, offering direct underground and National Rail network services to Canary Wharf, Kings Cross, and Cannon Street.





DRIVE TIMES

Deptford Station			4 mins (0.8 miles)
New Cross Station	 		4 mins (0.8 miles)
South Bermondsey Station			5 mins (0.9 miles)
Surrey Quays Station			6 mins (1.4 miles)
Central London			40 mins (5.9 miles)



ACCOMMODATION

UNIT	SQ FT	RENT PA
8	427	£13,000
21-22	1,887	£30,000
38-39	1,922	£30,000
50	2,357	£36,500
51-52	3,882	£52,000
58	1,283	Under Offer

- Newly refurbished, high quality industrial units.
- Electric roller shutters provide easy access and high levels of security.
- 3-phase power is installed in each unit.
- Direct access from the units to main transport links, connecting them to Central London.
- Units can be accessed 24/7.





SPECIFICATION



24/7
access



WC
facilities



Fully
refurbished



3-phase
power supply



Electric roller
shutter doors



Minimum crown
height
5 metres



Gas
supply

COSTS PER ANNUM

Unit	8	21-22	38-39	50	51-52	58
Rent	£13,000	£30,000	£30,000	£36,500	£52,000	Under Offer
Service Charge	£258.38	£1,238.98	£1153.20	£1,414.20	£2,329.20	£769.80
Insurance	£65.39	£478.31	£351.02	£361.17	£594.98	£292.73
Business Rates	contact VOA	contact VOA	£8,000	£10,000	£15,000	£5,500

Indicative monthly costs:

Unit 8	£1,110
Unit 21-22	£2,643
Unit 38-39	£3,292
Unit 50	£4,023
Unit 51-52	£5,827
Unit 58	£2,417.96

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

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VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

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