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**Ilderton Road**  
London SE15



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19,693 Sq Ft of Commercial  
Space to Buy/ Let

# FIND YOUR SPACE

A new mixed use development comprising 19,693 sq ft of commercial space and 84 new homes, situated within close proximity to the centre of Bermondsey.

180 Ilderton Road will provide a unique light-filled commercial space that allows for both productivity and wellbeing.

The ground floor benefits from a rear loading area and access, as well as direct street frontage allowing for large-scale branding opportunities.

## SPECIFICATION



Attractive atrium



Flexible use



Air conditioning



Shell & Core / CAT A



Passenger lift



Exposed services



Extensive floor to ceiling glazing



Cycle storage facilities



Floor to ceiling heights of 3.0m to 3.7m



Security lights and emergency lighting



Exposed concrete ceiling



Rear loading area and access

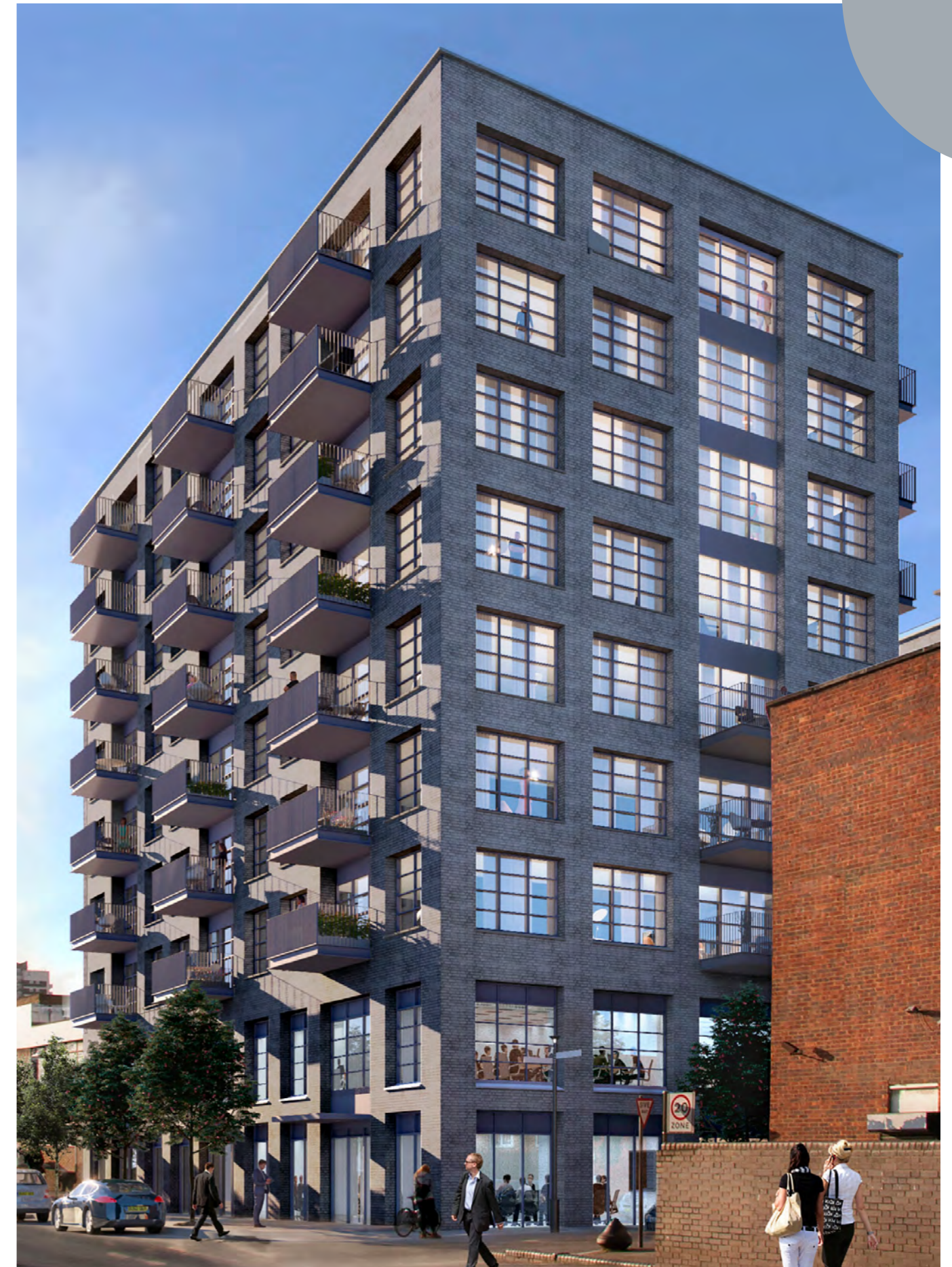


Open plan space



3 phase power

## 180 ILBERTON ROAD / THE BUILDING



# LIGHT-FILLED SPACE



# FLEXIBLE SPACE

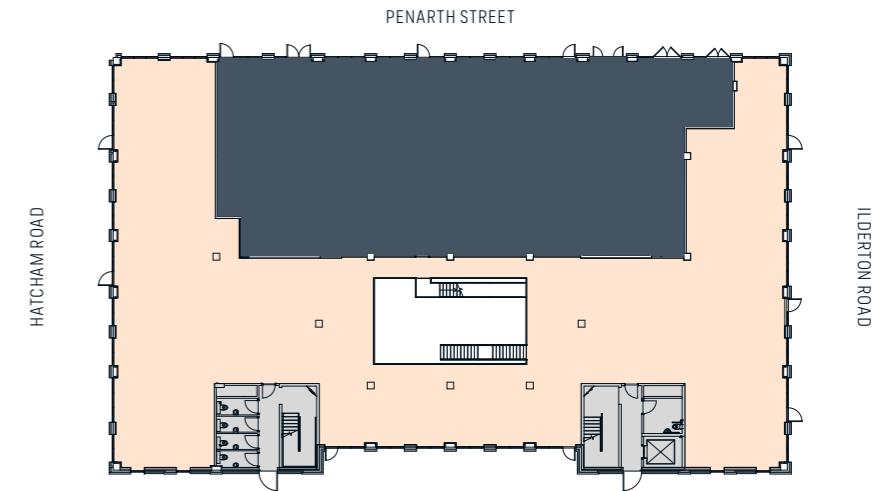
The building features contemporary commercial space over lower ground, ground and first floor.

The floors have exposed concrete ceilings and services, with the ground and first floors featuring floor to ceiling glazing.

Level	NIA Sq Ft	NIA Sq M	GIA Sq Ft	GIA Sq M
First	9,182	853.0	10,614	986.1
Ground	8,258	767.2	9,171	852
Lower Ground	2,253	209.3	3,435	319.1
<b>Total</b>	<b>19,693</b>	<b>1,829.5</b>	<b>23,220</b>	<b>2,157.2</b>

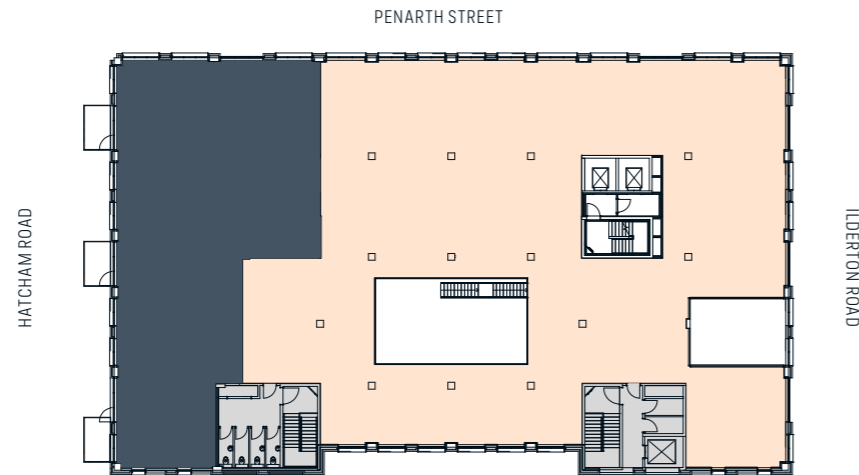
## GROUND LEVEL

8,258 Sq Ft / 767.2 Sq M



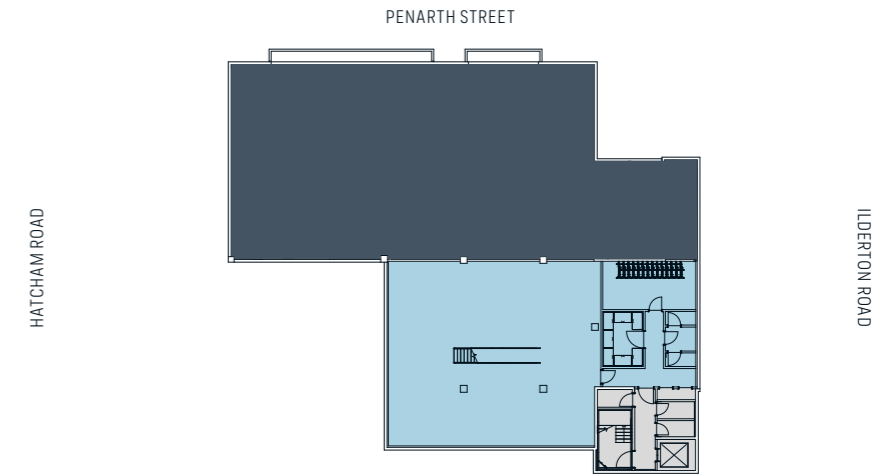
## FIRST LEVEL

9,182 Sq Ft / 853.0 Sq M



## LOWER GROUND LEVEL

2,253 Sq Ft / 209.3 Sq M



- KEY**
- Commercial
  - Affordable Workspace
  - Core

Plans not to scale. Indicative only.



# GROUND FLOOR INDUSTRIAL SPACE





FOURPURE BREWING CO.

The immediate area will benefit from the continuing regeneration of Bermondsey.

Further afield, London Bridge provides a host of eateries, bars, markets and world-renowned art institutions.



BURGESS PARK

180 ILBERTON ROAD / THE BUILDING



ARCH CLIMBING WALL

THE YELLOW HOUSE



VIBRANT  
MIX OF  
AMENITY



MUGHEAD COFFEE



CAFE MAMA PHO



SOUTHWARK PARK PAVILION CAFE

# CHANGING SCENE

Part of a huge masterplan to transform an underused industrial area into a new part of London.

Proposals for the area include transforming an underused industrial area with 3,500 homes, new Overground station (Surrey Canal) and providing new sports facilities for the community. This will also enable Millwall FC to bring forward their own vision for the land surrounding the stadium in the future.



SURREY CANAL STATION CGI

40+

major planned developments

30

acre development site

ONE

new overground station

3,500

new homes

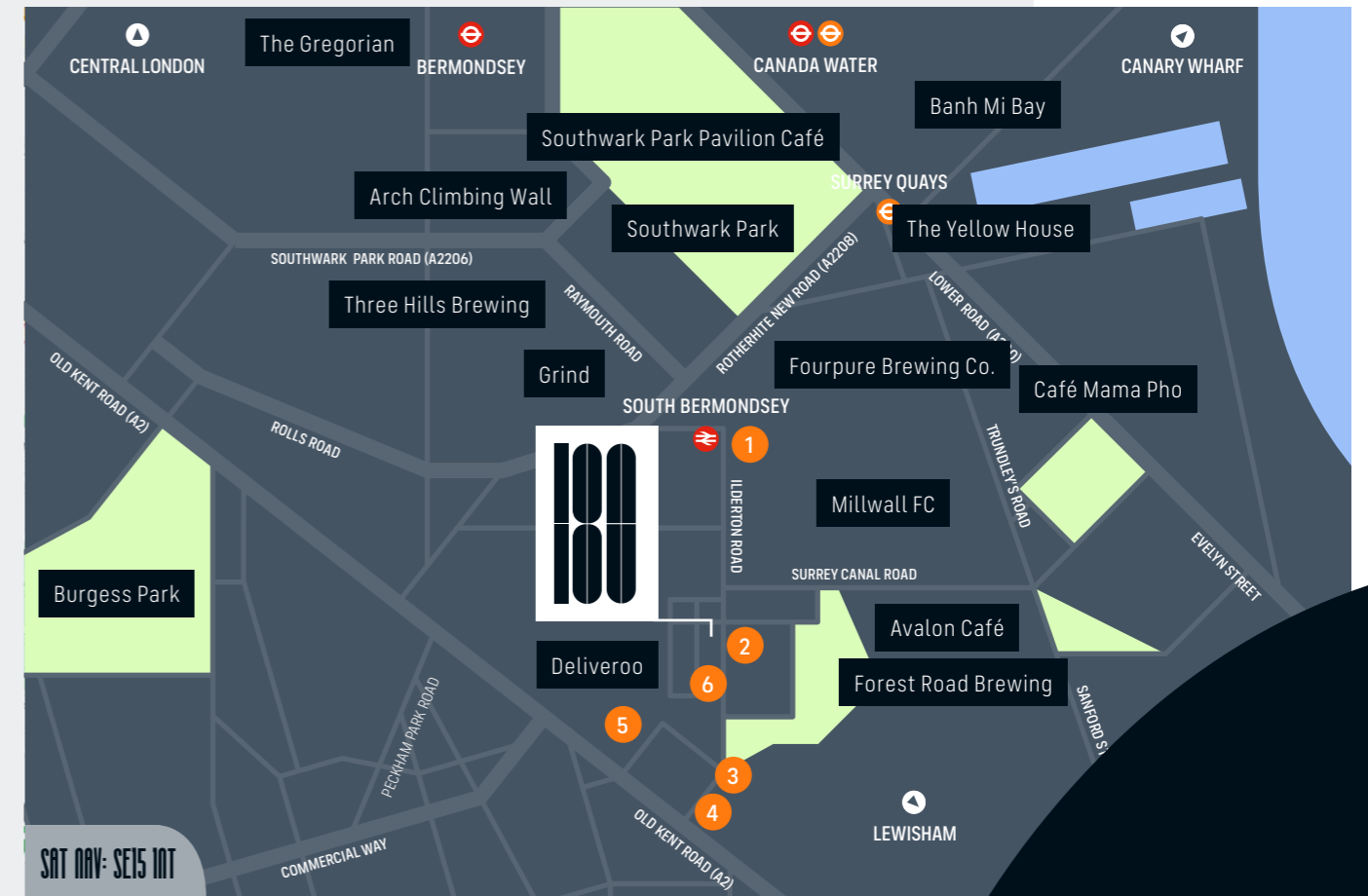
1,250

new job opportunities



THE DEN DEVELOPMENT CGI

## 180 ILDERTON ROAD / THE BUILDING



### SURROUNDING REGENERATION

**1** 79-161 Ilderton Road

Resolution to grant planning for 312 residential units, and 24,402 sq ft of retail / commercial space.

**2** 227-255 Ilderton Road

Planning permission granted for 253 residential units along with 27,319 sq ft of industrial space and internal loading yard.

**3** 301 Ilderton Road

Resolution to grant planning permission for 46 residential units and 4,700 sq ft of commercial space.

**4** 313-349 Ilderton Road

Planning permission granted for 250 bed student accommodation, 58 residential units and 16,426 sq ft of commercial space.

**5** 19-35 Sylvan Grove

Resolution to grant planning permission for 219 residential units and 32,141 sq ft of office space.

**6** 2 Hatcham Road

Planning permission granted for 33 residential apartments, with 14,015 sq ft of office space.

09 mins South Bermondsey  
16 mins London Bridge

14 mins Queens Road Peckham  
25 mins Canary Wharf

17 mins Lewisham  
25 mins Central London

17 mins Greenwich  
02 mins A2

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SE15 1NT

///speeds.medium.pushed



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## Terms

Upon application.

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## Viewing

Strictly through the sole letting agents.

A development by:



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**USP.**



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