



GEMINI BUSINESS ESTATE

DEPTFORD

SE14 5RL

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LOCATION

THIS UNIT IS ON GEMINI BUSINESS ESTATE ON LANDMANN WAY, LOCATED ON SURREY CANAL ROAD TO THE WEST OF DEPTFORD, JUST 4 MINUTES' DRIVE FROM SOUTH BERMONDSEY STATION.

Landmann Way runs parallel to the A200, providing links to Central London in just 30 minutes. South Bermondsey, Surrey Quays and Deptford Stations are all within close proximity to the arch, providing National Rail and Overground services across London.



DRIVE TIMES

South Bermondsey Station



Surrey Quays Station



Deptford Station



Central London



South Circular



DESCRIPTION

THIS INDUSTRIAL UNIT BENEFITS FROM A LARGE SHARED YARD AND PARKING, AND THE ESTATE MIRRORS TRADITIONAL INDUSTRIAL MULTI-LET UNITS.

The unit is fully lined, has 3-phase power, and features both an electric roller shutter entrance and a separate pedestrian door. The surrounding area is predominantly industrial with neighbouring tenants ranging from events and storage companies, and workshop uses.

Units on the estate have B2 and B8 planning, suitable for industrial businesses, storage and distribution use.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
UNIT 18	1,447	£24,599



SPECIFICATION



3-phase
power



Electric
roller shutter
door



WC
facility



24 hour
CCTV



Shared
yard



Fully
lined

COSTS PER ANNUM

Rent	£24,599
Service Charge	£2,300.20
Insurance	£370.70
Business Rates	£9,106.75

Indicative monthly costs: **£981.47.**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B.

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.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent Gerald Eve LLP or USP.

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