



**TO LET / FOR SALE**

# BERMONDSEY

227-255 ILBERTON RD, LONDON, SE15 1NS

READY FOR OCCUPATION Q3 2025

**RARE LAST MILE LOGISTICS**  
& URBAN WAREHOUSE OPPORTUNITY

**2,757 SQ. M. / 29,676 SQ. FT.**  
SECURE ENCLOSED LOADING YARD

**AVISON  
YOUNG**

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FLOOR AREAS	SQ M	SQ FT
Warehouse	1,775	19,106
Covered loading yard	598	6,436
Affordable Workspace	384	4,133
<b>Total</b>	<b>2,757</b>	<b>29,676</b>

Additional Plant area of 169 sq. m. / 1,819 sq. ft.  
 Measurements in Gross Internal Area (GIA).

## PLANNING

The Ground floor commercial area has planning consent for B1 (c) & B8 Use classes as per the Town and Country Planning Act (use classes order) 1987.



**PROMINENT  
FRONTAGE WITH  
GLAZED WINDOWS**



**8M CLEAR  
INTERNAL  
HEIGHT**



**4 X LEVEL  
LOADING  
ACCESS DOORS  
(4M BY 4.5M)**



**SECURE  
ENCLOSED  
LOADING  
YARD**



**HGV  
ACCESSIBLE  
YARD SPACE**



**37.5KN/M2  
FLOOR LOADING**



**CONNECTIVITY  
INTO CENTRAL  
LONDON**

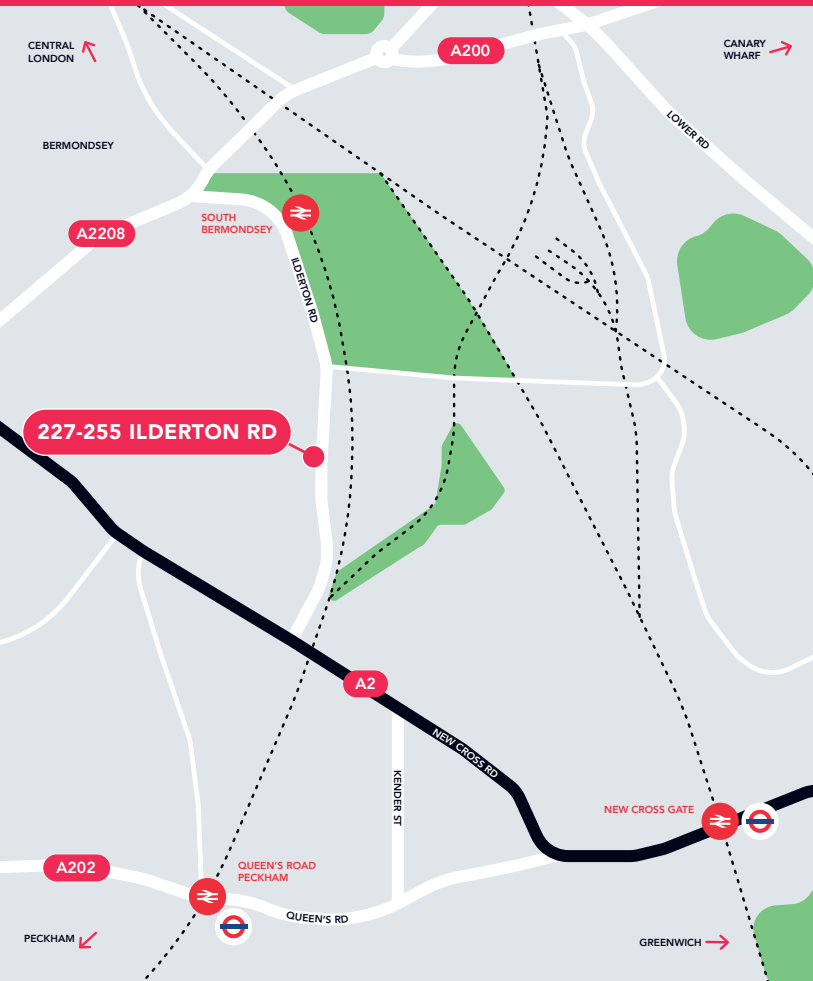


**LAST MILE  
LOGISTICS  
LOCATION**

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## LOCATION

The development is positioned just 2 miles South of **London Bridge** in Zone 2.

**South Bermondsey** train station is only a 10-minute walk away and just one stop (five minutes) from London Bridge station.

To the South, **Peckham Queen's Road Station** is less than a mile from the property. Bus connections linking the site to South and **Central London** run along Ilderton Road.



South Bermondsey	0.5 miles
New Cross	1.4 miles
London Bridge	2.2 miles
Waterloo	3.3 miles
King's Cross	5.1 miles



Surrey Quays	0.8 miles
Bermondsey	1.4 miles
Queens Road Peckham	1.0 mile
Canary Wharf	2.8 miles
Piccadilly Circus	4.5 miles

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## TENURE

The site is available either on a virtual Freehold sale of 999 years at a peppercorn or Available To Let.

## TERMS

Quoting terms are available upon request from the marketing agent.

## CONTACT

For further information or if you wish to view, please do not hesitate to contact:

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**AVISON  
YOUNG**



**BARRATT  
HOMES**

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