

# PARKSIDE BUSINESS ESTATE

DEPTFORD  
LONDON SE8 5JB

/// [turkey.track.recent](http://turkey.track.recent)

## TO LET

**NEWLY  
REFURBISHED  
INDUSTRIAL  
UNITS**

**427-3,882 SQ FT**



# WORK MAKE THRIVE



**PARKSIDE  
BUSINESS  
ESTATE**

**Parkside Business Estate  
offers a range of 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.















# LOCATION

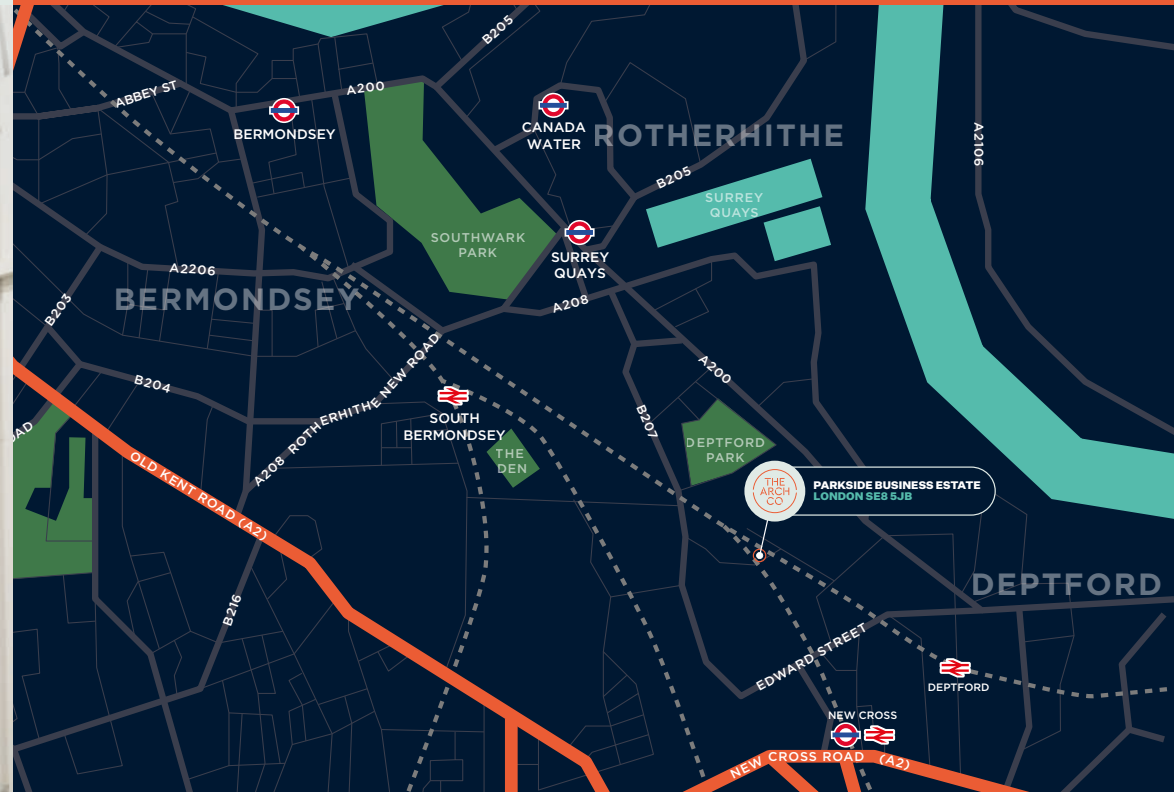
## NEWLY REFURBISHED INDUSTRIAL UNITS LOCATED IN-BETWEEN SURREY QUAYS AND DEPTFORD.

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)





 Deptford Station

mouse tail  
coffee

BLUETHROAT

HOP  
BURNS  
& BLACK





# ACCOMMODATION

UNIT	SQ FT	RENT PA
8	427	Under Offer
21-22	1,887	Under Offer
<b>38-39</b>	1,922	£30,000
<b>49</b>	1,549	£24,100
<b>50</b>	2,357	£36,500
<b>51-52</b>	3,882	£47,500
<b>80</b>	1,372	£21,266

- 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



CHILDERS STREET

ROLT STREET

UNIT 51-52

UNIT 50

UNIT 49

UNIT 38-39

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<b>49</b>	1,549
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<b>51-52</b>	3,882
<b>80</b>	1,372

## COSTS PER ANNUM

Unit	8	21-22	38-39	49	50	51-52	80
<b>Rent</b>	Under Offer	Under Offer	£30,000	£24,100	£36,500	£47,500	£21,266
<b>Service Charge</b>	£258.38	£1,238.98	£1,153.20	£975.55	£1,414.20	£2,329.20	£1,057.45
<b>Insurance</b>	£65.39	£478.31	£351.02	£388.88	£361.17	£594.98	£375.25
<b>Business Rates</b>	Contact VOA	Contact VOA	£8,000	£6,736.50	£10,000	£15,000	£5,613.75

Indicative monthly costs:

Unit 38-39	<b>£3,292</b>
Unit 49	<b>£2,683</b>
Unit 50	<b>£4,023</b>
Unit 51-52	<b>£5,452</b>
Unit 80	<b>£2,359</b>

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 for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor 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.

**JONATHAN CHEUNG**

**+44 (0)7706 357863**

[jonathan@usp.london](mailto:jonathan@usp.london)

**ALEX JACKSON**

**+44 (0)7562 649126**

[alexj@usp.london](mailto:alexj@usp.london)

**EMILY PEARSON**

**+44 (0)7387 134126**

[epearson@geraldeve.com](mailto:epearson@geraldeve.com)

**CHARLIE ISAAC**

**+44 (0)7385 409538**

[cisaac@geraldeve.com](mailto:cisaac@geraldeve.com)



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