

**2,830 SQ FT**

**LIGHT INDUSTRIAL  
UNIT WITH A  
SHARED YARD**



**UNIT 4**  
**APOLLO BUSINESS CENTRE**  
**LONDON, SE8 5JE**

[THEARCHCO.COM](http://THEARCHCO.COM)

/// [poem.zone.sand](http://poem.zone.sand)

# LOCATION

**THIS LIGHT INDUSTRIAL UNIT IS LOCATED ON THE APOLLO BUSINESS CENTRE, ACCESSED VIA SURREY CANAL ROAD WHICH LIES TO THE WEST OF DEPTFORD, AND RUNS PARALLEL TO THE A200.**

The arch has excellent links to South Bermondsey, Surrey Quays and Deptford Stations, providing National Rail and Overground services. Central London is accessible in just 30 minutes by car.



# DRIVE TIMES

South Bermondsey Station



Surrey Quays Station



Deptford Station



Central London



South Circular



# DESCRIPTION

**THE UNIT IS FULLY LINED, AND BENEFITS FROM A SHARED YARD AND ACCESS FOR LOADING AND UNLOADING.**

It is fitted with an electric roller shutter entrance, and features 3-phase power.

The surrounding area is predominantly industrial with neighbouring tenants ranging from central production units and workshop uses.

# ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
UNIT 4	2,830	£42,450



## SPECIFICATION



**3-phase  
power**



**Electric  
roller  
shutter  
door**



**WC**



**24 hour  
CCTV**



**Shared  
yard**



**Concrete  
flooring**



## COSTS PER ANNUM

<b>Rent</b>	£42,450
<b>Service Charge</b>	£2,109.54
<b>Insurance</b>	£685.41
<b>Business Rates</b>	£16,467

Indicative total monthly costs: **£5,142.66.**

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.*

## VIEWING & FURTHER INFORMATION

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

### ALEX JACKSON

+44 (0)7562 649126  
alexj@usp.london

### JONATHAN CHEUNG

+44 (0)7706 357863  
jonathan@usp.london

### CHARLIE ISAAC

+44 (0)7385 409538  
cisaac@geraldeve.com

### CHLOE SWEETLAND

+44 (0)7385 933686  
csweetland@geraldeve.com

### EMILY PEARSON

+44 (0)7387 134125  
epearson@geraldeve.com

**Conditions under which these particulars are issued.** Gerald Eve LLP and USP London LLP are obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective purchaser or lessee may be requested to provide information in connection with Gerald Eve LLP's and USP London LLP's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, including as regards - verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction, and, assessing the level of risk that the transaction poses.

All details in these particulars are given in good faith, but Gerald Eve LLP and USP London LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: - 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP and USP London LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and USP London LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP and USP London LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued September 2023.

**Gerald Eve LLP** is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at One Fitzroy, 6 Mortimer Street, London, W1T 3JJ.

**USP London LLP** is a limited liability partnership registered in England and Wales with registered number OC392409 and its registered office at 1 Castle Lane, London, England, SW1E 6DR.



[THEARCHCO.COM](https://www.thearchco.com)