

RAYMOUTH ROAD

BERMONDSEY
LONDON SE16

/// item.lonely.begins

TO LET
WAREHOUSE UNITS

C. 2,760 - 3,690 SQ FT



SPACE TO THRIVE @

RAYMOUTH ROAD

**Industrial warehouse units
with their own large private
yard in Bermondsey.**

The secure yard sits to the front of each unit providing space for parking multiple vehicles, a loading and unloading area, and additional storage. Electric roller shutters to the front of the units allow for vehicle access and further loading and storage opportunity.

Each unit has been renovated to feature brick infills and high-level windows, allowing natural light into the interior. They also benefit from 3 phase power, a separate personnel entrance, ca. 5 metre ceiling heights, and DDA compliant WCs.



4

6



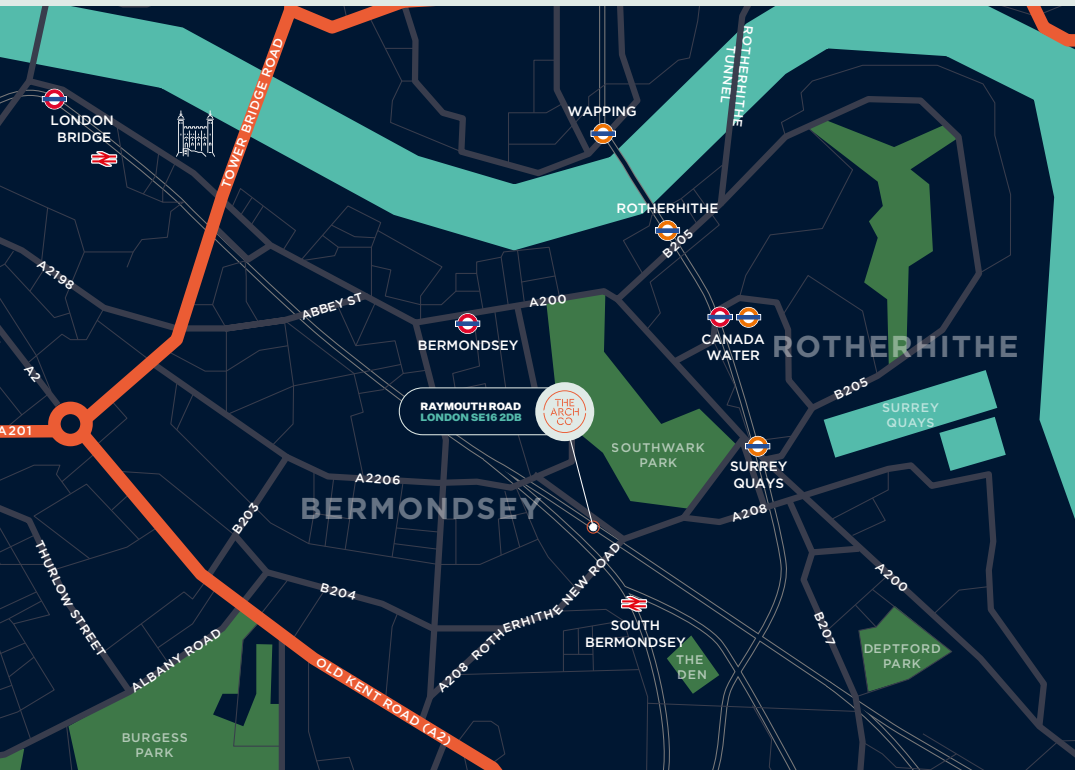
LOCATION

BERMONDSEY IS WELL LOCATED TO BENEFIT FROM MAJOR VEHICLE TRANSPORT LINKS ACROSS LONDON.

Raymouth Road is accessed via both Rotherhithe New Road and Southwark Park Road, which both provide excellent transport links to the rest of London.

The City of London can be reached in less than 20 minutes via the A2/Old Kent Road. The A13 is linked via the Rotherhithe Tunnel.

Multiple public transport links facilitate ease of access to the Underground and Overground networks via Bermondsey tube, South Bermondsey rail station and Surrey Quays station.



DRIVE TIMES

South Bermondsey Overground Station



2 mins (0.2 miles)



Bermondsey Tube Station



4 mins (0.9 miles)



Rotherhithe Tunnel



6 mins (1.6 miles)



London Bridge Rail Station



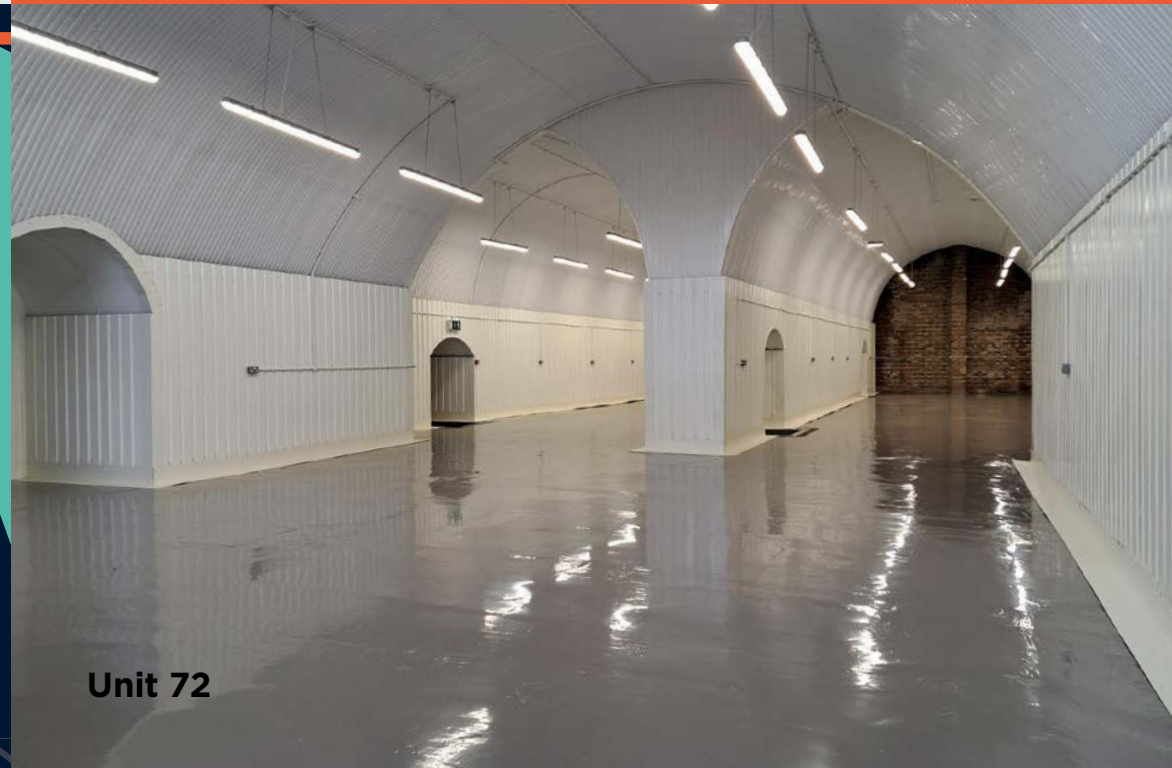
10 mins (2.3 miles)



City of London



17 mins (3.8 miles)



Unit 72



ACCOMMODATION

UNIT	UNIT SQ FT	YARD SQ FT	RENT PA
4	2,290	1,050	£69,000
8	3,650	1,130	£73,000
10	2,060	1,180	£41,000
42	UNDER OFFER		
46	3,690	1,470	£74,000
52	3,860	1,330	£69,000
68	3,340	1,370	£67,000
70	2,760	1,270	£55,000
72	3,850	2,350	£77,000



Unit 8

SPECIFICATION



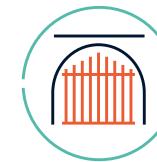
Prime London
location



3-phase
power



Vehicle
access



Secure
yard



Water/
drainage



DDA
compliant
WCs



24/7
access



Available
now



42

COSTS PER ANNUM

Unit	Rent PA	Service Charge	Insurance	Rates Payable	Monthly Costs
4	£69,000	£0	£1,200	£29,690	£8,400
8	£73,000	£0	£1,100	£30,000	£8,700
10	£41,000	£0	£1,020	Check with the VOA	c. £6,000
42	UNDER OFFER				
46	£74,000	£1,376	£1,050	£33,000	£9,900
52	£69,000	£0	£1,040	£36,000	£8,800
68	£67,000	£0	£670	£26,000	£7,800
70	£55,000	£0	£840	£19,000	£6,200
72	£77,000	£0	£1,104	£33,900	£9,300

Please note costs are approximate

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

'A' rating.

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 us.

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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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A NEWMARK COMPANY

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