





USP.

UNITS 2-10 RAYMOUTH ROAD LONDON, SE16 2DB

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LOCATION

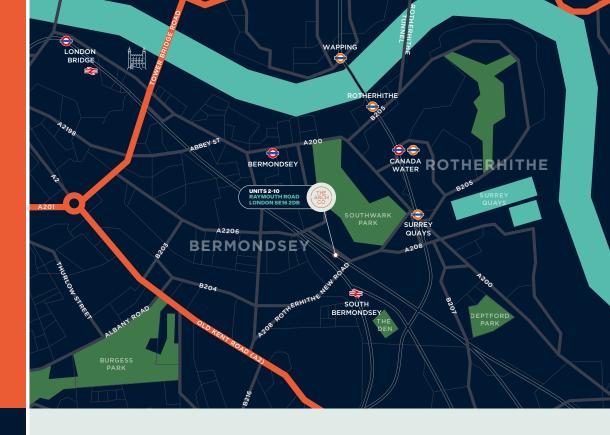
FIVE PRIME INDUSTRIAL UNITS WITH SELF-CONTAINED YARDS LOCATED IN BERMONDSEY.

These properties are situated on Raymouth Road, accessed via Rotherhithe New Road and Southwark Park Road, providing excellent transport links. Vehicular transport links provide access to Central London in just 32 minutes, and South East London via the A2/Old Kent Road. There is easy access to the A13 from the units 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





DESCRIPTION

THE SITE COMPRISES FIVE NEWLY REFURBISHED INDUSTRIAL UNITS, AVAILABLE INDIVIDUALLY OR COMBINED.

Each features a highly desirable secure yard, accessed directly off Raymouth Road, which allows for parking of multiple vehicles, or can be used for additional storage. Unit 2 benefits from an adjoining 740 sq ft retail unit, fronting onto Southwark Park Road.

The arches have been recently renovated to a high standard, with

a new brick infill and high-level windows, allowing natural light into the unit. They also benefit from 3-phase power, new electric roller shutters with separate personnel entrances, ca. 5m ceiling heights, and DDA compliant WCs.

These units have E(g) and B8 planning, suitable for light industrial, storage, and distribution use.

ACCOMMODATION

| DESCRIPTION | SQ FT | | RENT |
|------------------|--------|-------|----------|
| | UNIT | YARD | KENI |
| UNIT 2 WAREHOUSE | 5,500 | 1,320 | £156,000 |
| UNIT 2 RETAIL | 740 | 1,320 | |
| UNIT 4 | 3,470 | 1,050 | £87,000 |
| UNIT 6 | 2,030 | 1,140 | £51,000 |
| UNIT 8 | 3,650 | 1,130 | £91,000 |
| UNIT 10 | 2,060 | 1,180 | £52,000 |
| TOTAL | 17,450 | 5,820 | |



RAYMOUTH ROAD Unit 2 Warehouse 5,500 sq ft 740 sq ft 3,470 sq ft Unit 4 Unit 6 2,030 sq ft Unit 8 3,740 sq ft Unit 10 2,060 sq ft

SPECIFICATION



Newly refurbished



Incoming 3-phase power





Water/ drainage



Secure yard



24/7 access



Electric roller shutters



Available now

COSTS PER ANNUM

| Description | Rent | Insurance |
|-------------|----------|-----------|
| Unit 2 | £156,000 | £2,109 |
| Unit 4 | £87,000 | £1,161 |
| Unit 6 | £51,000 | £678 |
| Unit 8 | £91,000 | £1,234 |
| Unit 10 | £52,000 | £694 |

All figures quoted are exclusive of VAT which is applicable.

No service charge is currently applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Α

TERMS

A new lease is available by arrangement, further details available from USP London and Gerald Eve LLP.

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VIEWING & FURTHER

For further information or to arrange a viewing

please contact the agents USP London and

INFORMATION

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