




GERALDEVE
A NEWMARK COMPANY

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

South Bermondsey 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)

Central London



32 mins
(4.3 miles)

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	
UNIT 2 WAREHOUSE	5,500	1,320	£156,000
UNIT 2 RETAIL	740		
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	



SPECIFICATION

	Prime London location		Newly refurbished		Incoming 3-phase power
	WC		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

A.

TERMS

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

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents USP London and Gerald Eve LLP.

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