

# Unit 0 Six Bridges Trading Estate

TO LET

Under Refurbishment

Available Q2 2024

Industrial / Warehouse / Trade Unit  
Self Contained Yard with Separate Access  
11,036 SQ FT (1,025 SQ M)



Marlborough Grove,  
Old Kent Road,  
Bermondsey, SE1 5JT



Colliers

ASDA

Elephant and Castle  
Train Station &  
Overground

carpetright.

CITY  
PLUMBING

selco BUILDERS  
WAREHOUSE



South Bermondsey  
Train Station

B&Q

London Bridge  
Train Station &  
Overground

TESCO

Argos

TLC Electrical  
Distributors



3.6 Miles/ 15 mins  
to Central London

Unity Traders

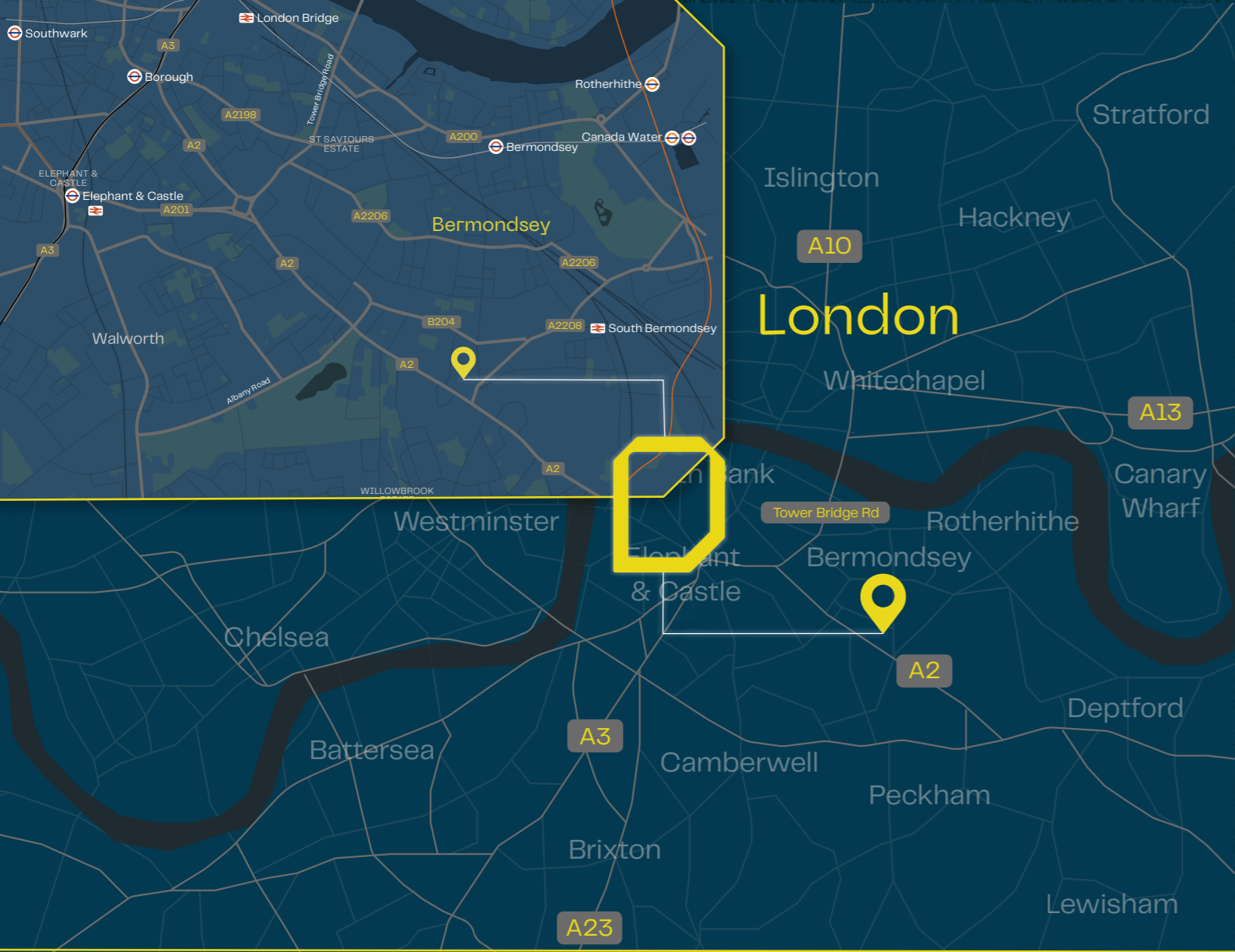
Bermondsey  
Overground

A2 / Old Kent Road



Unit D Six Bridges  
Trading Estate





## Location

The Property is situated in an established commercial location on Marlborough Grove, adjacent to the A2 / Old Kent Road. The immediate area is undergoing significant development and Unit D affords an exciting opportunity to secure a rarely available unit in the location. The A2 provides direct access to Elephant and Castle as well as Tower Bridge Road which provides fast access to the West End and the City of London respectively.

The scheme is well serviced by public transport, with Bermondsey (Jubilee line) 1 mile away. Elephant and Castle, London Bridge and South Bermondsey national rail and underground stations are also in close proximity. Additionally, there are numerous bus routes that service Old Kent Road with destinations to Lewisham, Greenwich and the West End.

ROAD/LOCATION	MILES	MINUTES
A2	0.2	2
Deptford	2.5	8
Peckham	1.9	8
A205	4	14
Victoria	4.2	14
West End	3.6	15
A406	10	24
M25 J2	15.4	26

TRAIN	MILES	MINUTES
South Bermondsey	0.7	4
London Bridge	1.9	8
Elephant & Castle	2.3	9

AIRPORT	MILES	MINUTES
London City Airport	7.3	22
Heathrow	19.3	45
Gatwick	27.8	55

## Description

**UNIT D** is a self-contained and secure unit situated on the well established Six Bridges Trading Estate. The unit will undergo a comprehensive refurbishment programme and will be available early in 2024.

The accommodation includes ground floor warehouse space along with ground floor ancillary office accommodation.

There is a single full height level access loading door to the front elevation, along with 2 smaller loading doors which lead to a secure, self contained yard area. The internal space has a clear internal height of approximately 5.4m.

UNIT D	SQ FT	SQ M
Warehouse & Ancillary	11,036	1,025



EV Charging Point



LED Lighting



3 Level Access Loading Doors



New Roof



Strategic Central London Location



24 Hour Access



Column Free



5.4m Clear Height



Secure Self Contained Yard Area

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Old Kent Road,  
Bermondsey, SE1 5JT



## Business Rates

Interested parties are advised to make their own enquiries with Southwark Borough Council.

## VAT

All prices and other costs quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common parts of the estate.

## EPC

Available on request.

## Terms

Available by way of a new lease on terms to be agreed, direct from the landlord.

## Contact:



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