

76

# ENID STREET

LONDON SE16 3RA

/// [feared.down.forgot](http://feared.down.forgot)

76 76  
Enid Street Enid Street



**TO LET**  
**INDUSTRIAL UNIT**  
**2,450 SQ FT**  
**USE CLASS E(G) & B8**

# SPACE TO THRIVE



76  
**ENID  
STREET**

**This industrial unit has been recently refurbished to a good standard, providing 2,466 sq ft of commercial space just 2 minutes from Bermondsey Station.**

The space benefits from 3-phase power, new electric roller shutters with separate personnel entrance and DDA compliant WC.

76 Enid Street has E(g) and B8 planning, suitable for industrial business and storage use.

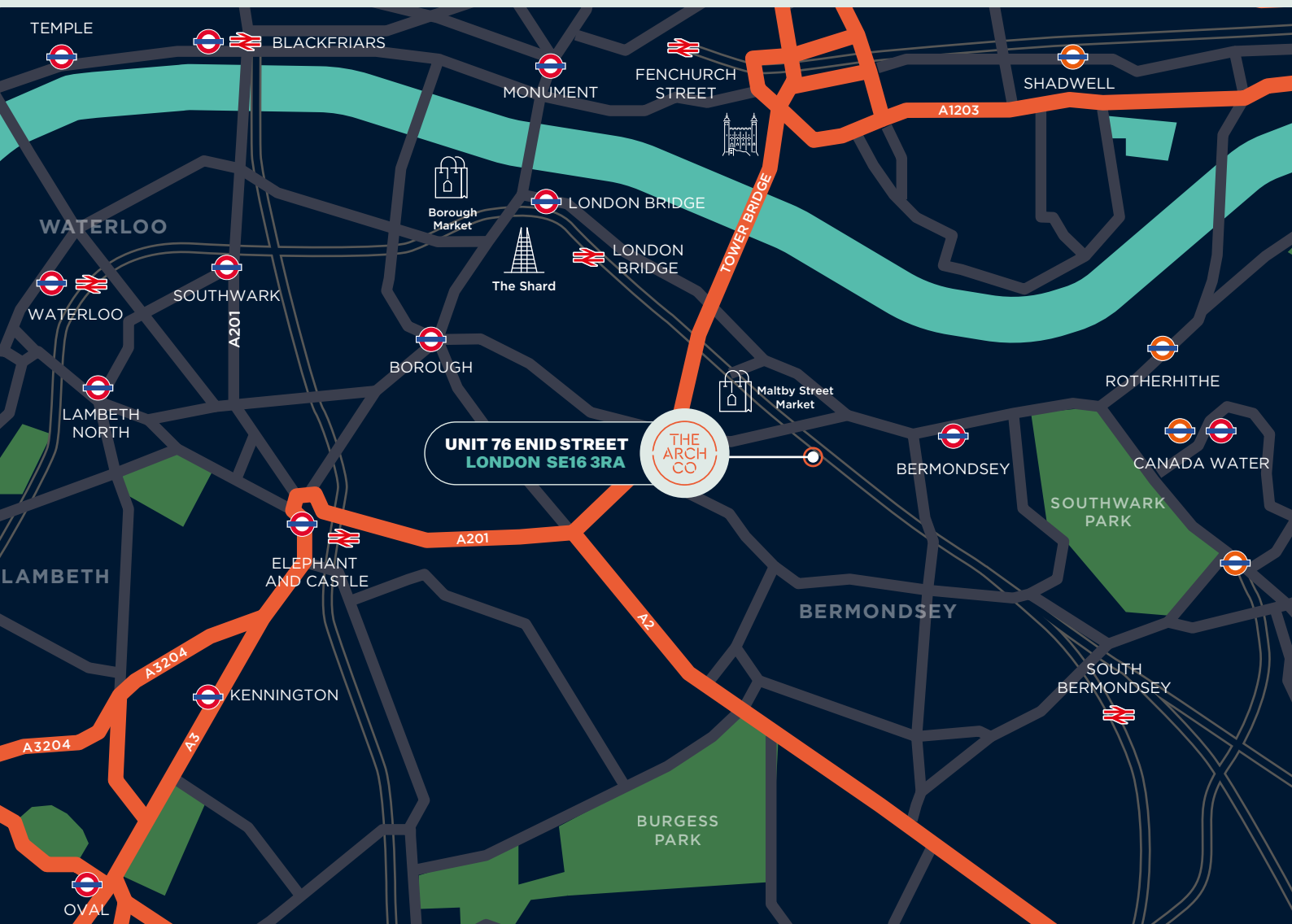


# LOCATION

## A NEWLY REFURBISHED INDUSTRIAL UNIT LOCATED IN BERMONDSEY.

This property is situated on Enid Street, accessed via Abbey Street and Spa Road. Vehicular transport links provide access to Central London and South East via the A2/Old Kent Road as well as striking distance to the A13 via the Rotherhithe Tunnel.

76 Enid Street is accessible via the underground and overground networks that are serviced by Bermondsey tube and London Bridge station.





# DRIVE TIMES

Bermondsey  
Underground  
Station



Maltby Street  
Market



Tower Bridge



London Bridge  
Station



# ACCOMMODATION

UNIT	SQ FT	RENT PA
76	2,450	£61,000

- Large industrial unit in a great, central location just 2-minutes from Bermondsey Station.
- Electric roller shutters provide high levels of security, and separate personnel entrance allows for ease of access to the front of the unit.
- 3-phase electricity and WCs installed.
- Recently refurbished unit.
- Additional uses may be considered subject to planning.





# SPECIFICATION



**Prime London**  
location



**Fully**  
refurbished  
arch



**Incoming**  
3-phase  
electricity



**WC**



**Water/  
drainage**



**24/7**  
access



**Electric**  
roller shutters



**Available**  
now



**Separate**  
personnel  
entrance

## COSTS PER ANNUM

<b>Rent (pa)</b>	£61,000
<b>Service Charge</b>	n/a
<b>Insurance</b>	£500
<b>Business Rates</b>	Check with the VOA.

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

Strictly by appointment via our enquiries team.

### ENQUIRIES

+44 (0)800 830 840

[leasing@thearchco.com](mailto:leasing@thearchco.com)

**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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued October 2023.



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