

RAYMOUTH ROAD

BERMONDSEY
LONDON SE16

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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.



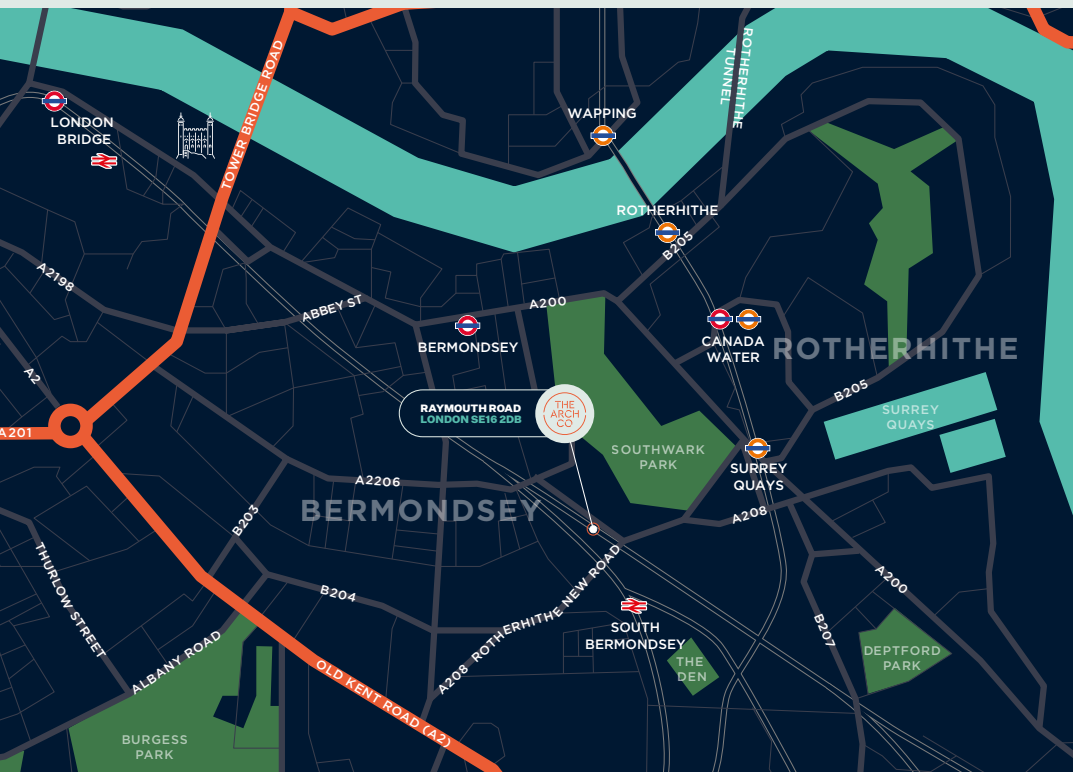
LOCATION

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	3,470	1,050	£69,360
8	3,650	1,130	£72,960
10	2,060	1,180	£41,160
30	2,330	1,120	£41,880
42	2,290	1,140	£41,240
46	3,690	1,470	£74,040
52	UNDER OFFER		
72	3,850	2,350	£77,040



Unit 8

SPECIFICATION



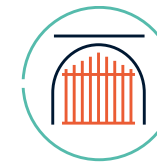
Prime London
location



3-phase
power



Vehicle
access



Secure
yard



Water/
drainage



DDA
compliant
WCs



24/7
access



Available
now



COSTS PER ANNUM

Unit	Rent PA	Service Charge	Insurance	Rates Payable	Monthly Costs
4	£69,360	£0	£1,080	£29,690	£8,340
8	£72,960	£0	£1,080	£30,000	£8,670
10	£41,160	£0	£960	Check with VOA	£6,000
30	£41,880	£1,320	£600	£16,680	£5,040
42	£41,240	£860	£660	£29,000	£6,300
46	£74,040	£2,040	£1,080	£20,760	£8,160
52	UNDER OFFER				
72	£77,040	£0	£1,080	£24,120	£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

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

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 November 2024.



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