

**SHORT TERM INDUSTRIAL
TO LET**
2,794 TO 6,631 SQ FT

KALMARs

COMMERCIAL

020 7403 0600



**UNIT 6, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5
9NW**

LOCATION:

Located on Valmar Road, off Denmark Hill and Coldharbour Lane, the property sits within a predominantly residential area, neighbouring many terrace houses on Valmar Road and the rear of the commercial units on Denmark Hill, to the rear. The property is well positioned for businesses that require quick access into central London, sitting approximately 4 miles south, with various routes available.

DESCRIPTION:

The property comprises a terrace of masonry-built industrial units over two floors, each unit benefitting from ground floor warehouse with ancillary first floor offices. Access into the office element is via the pedestrian entrance and via the roller shutter or concertina doors (depending on the unit) for the warehouse. Within the warehouse the ceiling heights are 4.5m plus and have three phase power electricity. Multiple car parking spaces are available for each unit, opposite the building.

SIZE and **£** RENT

Unit	Size	Rent per Sq.Ft	Rent	Availability
3	6,631	15	£99,500	Let
5	4,510	15	£67,650	Let
6	3,790	15	£57,000	Available
7	2,794	15	£42,000	Let

COSTS:

RATES PAYABLE: Please refer to the Local Authority for information on rates.

VAT: VAT is payable on the rent and service charge.

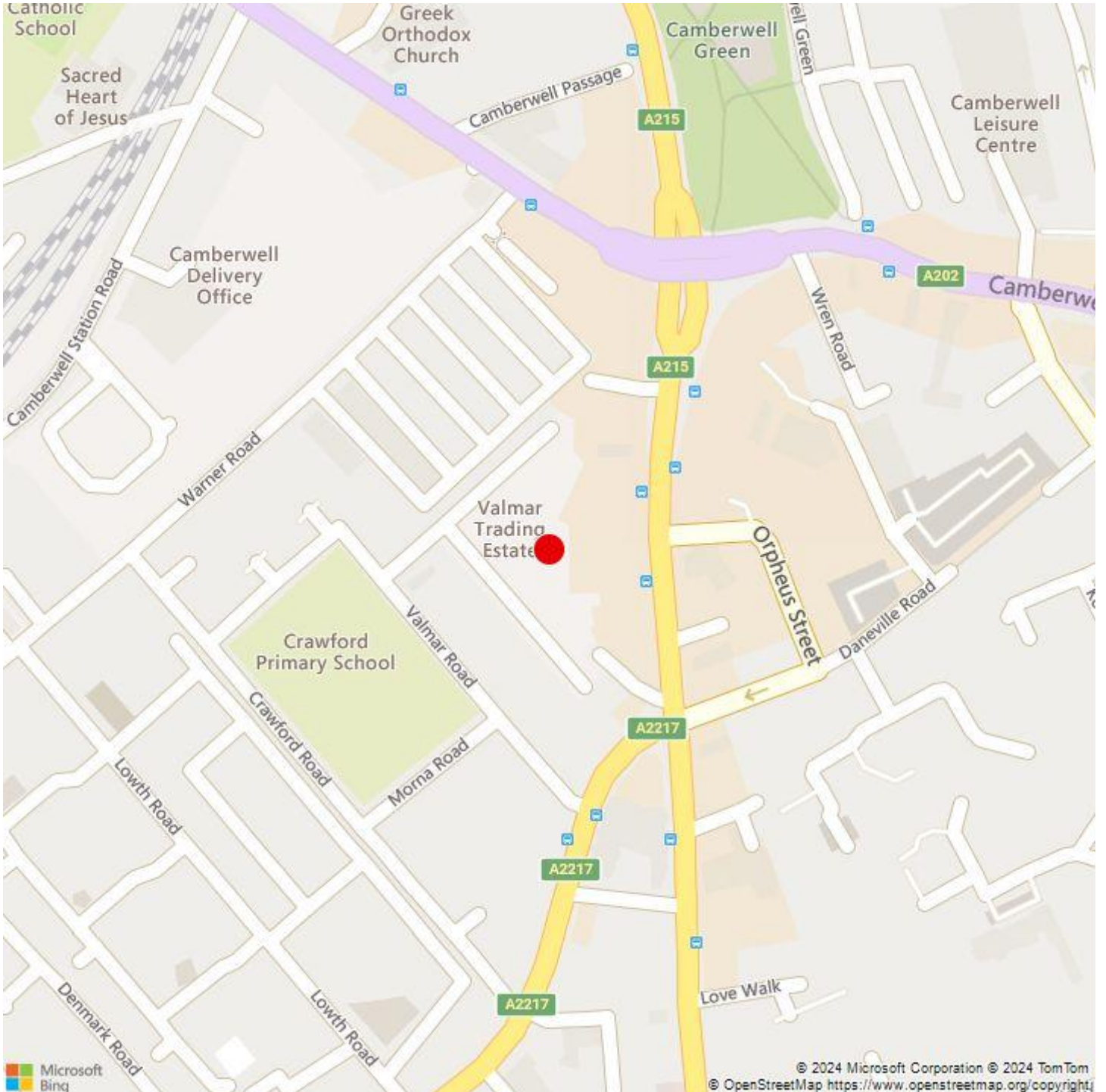
LEGAL COSTS: Both parties to pay their own legal costs.

VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.

CONTACT:

Piers Hanifan
02072349446
piersh@kalmars.com



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.