

UNIT TO LET

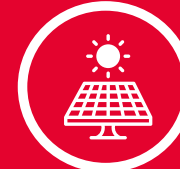
5,243 ft² (487 m²)



2 MILES FROM
CENTRAL LONDON



EV CHARGING
POINT



PHOTOVOLTAIC
PANELS



www.ipif.com/bermondsey

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 21, BERMONDSEY TRADING ESTATE
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

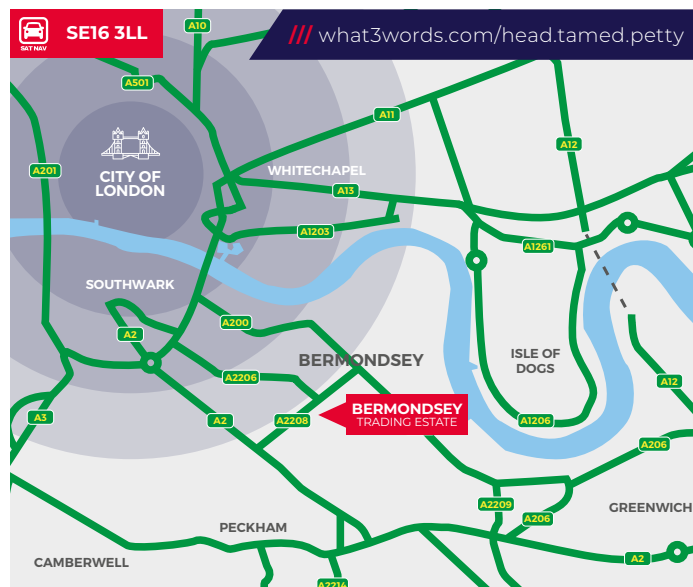
IPIF

LOCATION

Bermondsey Trading Estate is prominently positioned on Rotherhithe New Road, approx. 2 miles from The City. The Estate is only a short walk from South Bermondsey (Main Line) Train Station which provides direct access to London Bridge Train Station.

Train Stations	Journey Time*
Bermondsey (Tube)	20 mins (walking time)
London Bridge	5 mins
West End London	20 mins
London Waterloo	24 mins
St Pancras International	29 mins

* average journey times based on real-time results. Sourced by Google Maps.



On behalf of the landlord

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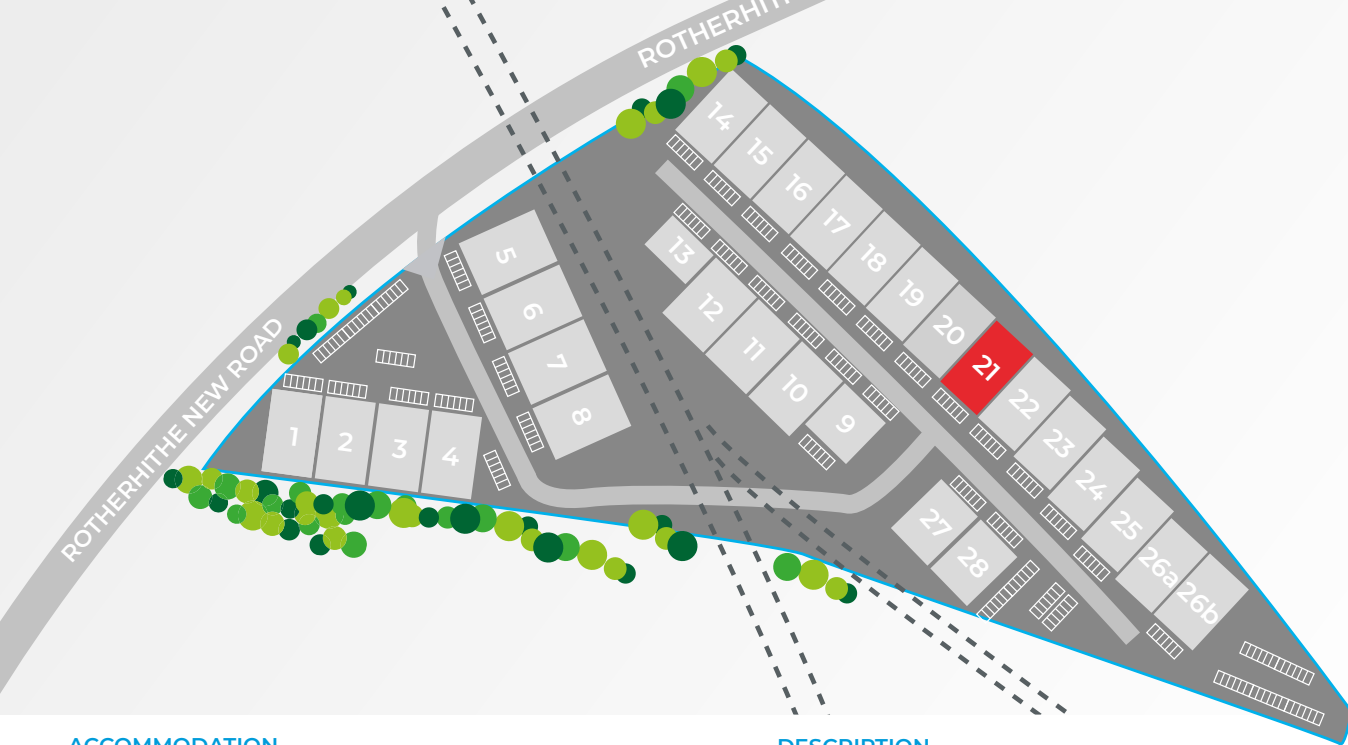
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ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 21	FT ²	M ²	EPC
Ground Floor Warehouse & Ancillary	4,098	381	A-23
First Floor Offices	1,145	106	
Total	5,243	487	

DESCRIPTION

Comprehensively refurbished 1970s brick built terraced industrial unit of steel portal frame construction. The warehouse provides a clear internal height of approximately 5m accessed via a single roller-shutter door to the front of the unit. First floor open plan offices are accessed via separate personnel entrance.

SPECIFICATION

- Newly Refurbished
- 1 EV charging point
- 49 roof mounted photovoltaic panels
- New LED lighting throughout
- New double glazed windows and doors
- Insulated shutter door
- 125 kVa Power
- 24-hour estate security with CCTV



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LEASE TERMS

The unit is available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

BUSINESS RATES

Available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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