

TO LET BRITISH WHARF INDUSTRIAL ESTATE

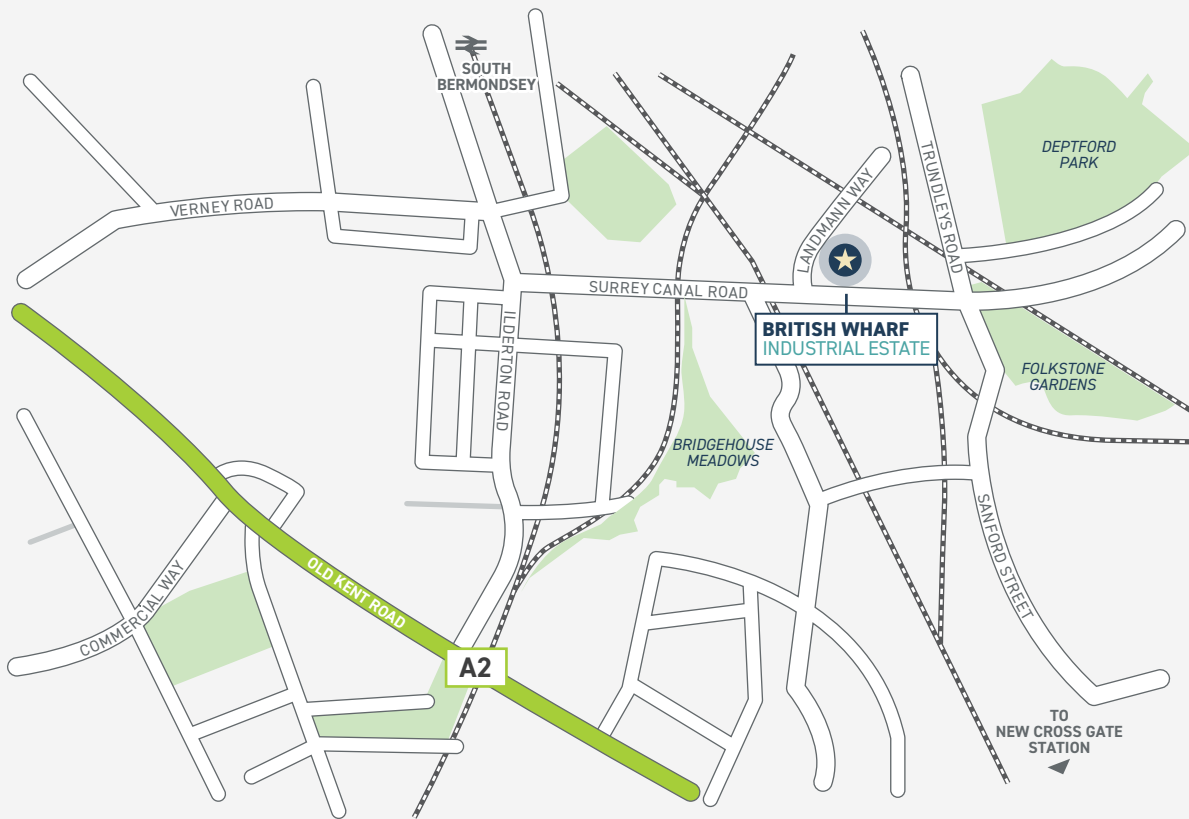
LANDMANN WAY
BERMONDSEY, SE14 5RS

UNITS 6&7

- ▶ 3.3 miles to City of London
- ▶ Established Trading Estate in South London
- ▶ Excellent transport links
- ▶ Secure gated estate



TO BE REFURBISHED. TWO WAREHOUSE/STORAGE/PRODUCTION UNITS TO LET FROM 2,856 TO 5,718 SQ FT



LOCATION

British Wharf Industrial Estate is accessed via Landmann Way in South Bermondsey, located just off the Surrey Canal Road. It has good access to the A2 and the A20 at New Cross, just 0.5 miles away and leading straight into Central London. The estate is well served by public transport, with South Bermondsey train station just 0.5 miles away. Additional stations within 1 mile include; Deptford, Surrey Quays, New Cross and Canada Water.

SPECIFICATION

Units 6 & 7 are part of a run of terraced industrial / warehouse buildings. Both units are comprised of concrete frame construction with a full height warehouse, ground floor welfare and first floor fitted offices. The units can be taken separately or combined.

- ▶ 2 allocated parking spaces to each unit
- ▶ Additional estate parking
- ▶ Secure gated estate
- ▶ Both units will be fully refurbished
- ▶ 5.54 m clear height
- ▶ Full height loading doors
- ▶ First floor fitted offices
- ▶ LED lighting

ACCOMMODATION

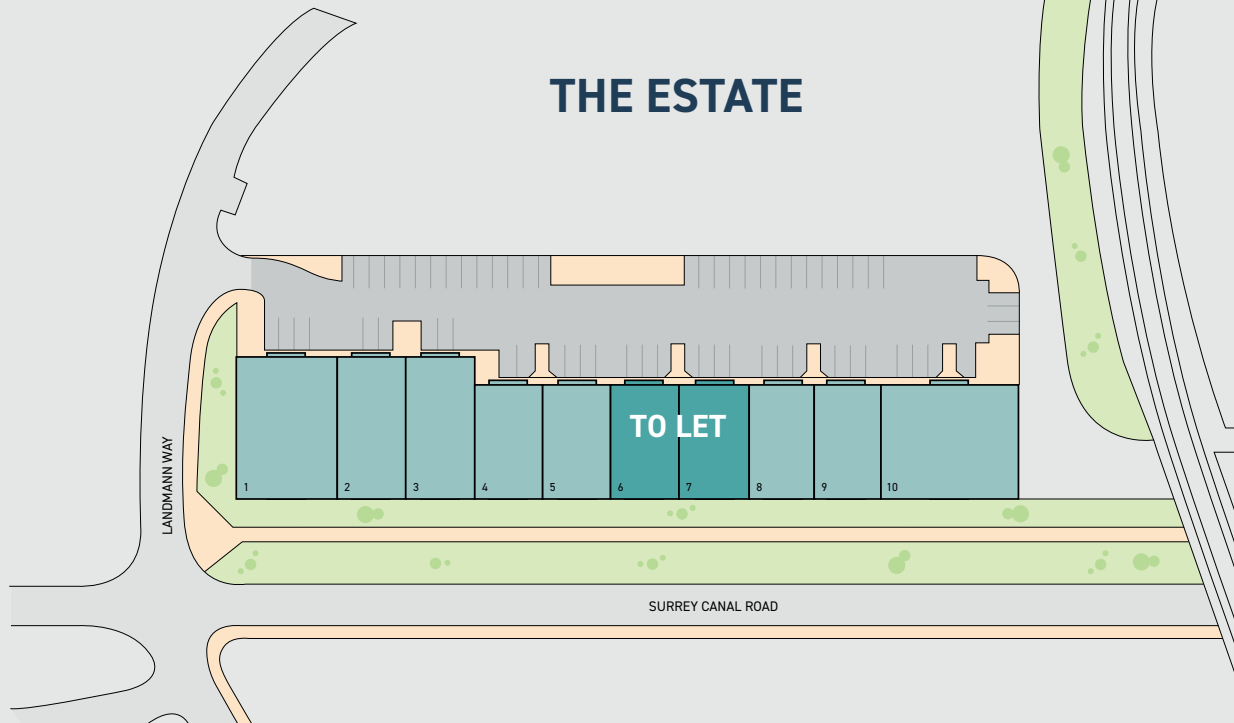
Unit 6	Sq ft	Sq m
Warehouse	2,233	207.45
Ground Floor Welfare	313	29.12
First Floor Office	316	29.33
Total	2,862	265.90

Unit 7	Sq ft	Sq m
Warehouse	2,212	204.50
Ground Floor Welfare	336	31.25
First Floor Office	308	28.62
Total	2,856	265.75

Units 6 & 7 Combined	Sq ft	Sq m
Warehouse	4,445	412.91
Ground Floor Welfare	649	60.36
First Floor Office	624	57.95
Total	5,718	531.22

All areas are approximate Gross Internal Areas.

THE ESTATE



Vacant Office: Unit 7 pre refurbishment



Vacant Warehouse: Unit 7 pre refurbishment

EPC

EPC's to be reassessed post refurbishment.

TERMS

Available to let on a new FRI lease for terms to be agreed. Rent on application.

RATES

Rateable Value (2017):
Unit 6: £22,500 Unit 7: £22,750

All interested parties should direct their enquiries to Southwark Borough Council.

VIEWINGS

Available strictly by appointment through the sole agents.

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