

**COMMERCIAL STUDIO /  
LIGHT INDUSTRIAL UNIT  
TO LET**

**350 - 2,363 SQ FT (33 - 220 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**2 VARCOE ROAD, LONDON, SE16 3DG**

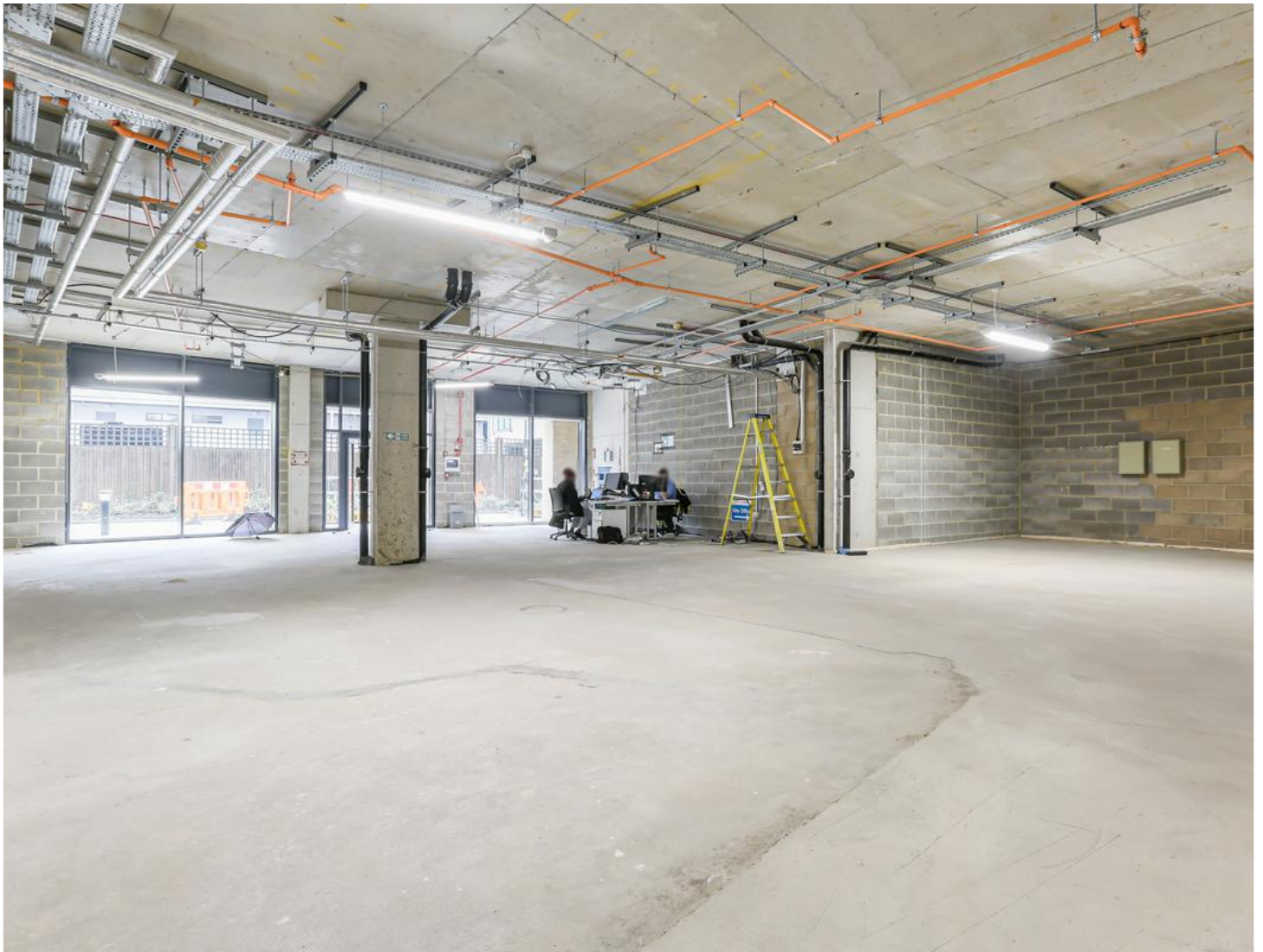
## LOCATION:

Varcoe Road is situated approximately 2 miles southeast of the City in a traditional industrial area, that more recently has been subject to many mixed-use developments driven by the residential element.

The nearest station is South Bermondsey which is approximately 7 minutes' walk or 380 meters distance, this station offers services to London Bridge station in 5 minutes.

## DESCRIPTION:

The unit comprises a ground floor commercial unit benefitting from single aspect, full height windows installed with double doors. The unit will be delivered in an advanced shell condition with capped off services and toilets installed, leaving incoming tenants to carry out their own fit-out, including lighting, heating, floor and wall finishes. The ceiling height of the unit is 3.5m.





**SIZE:**

Unit	Sq M	Sq Ft
1	219.5	2,362
2	32.5	350
Total	252	2,712



**RENT: Available on Application**



**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:**

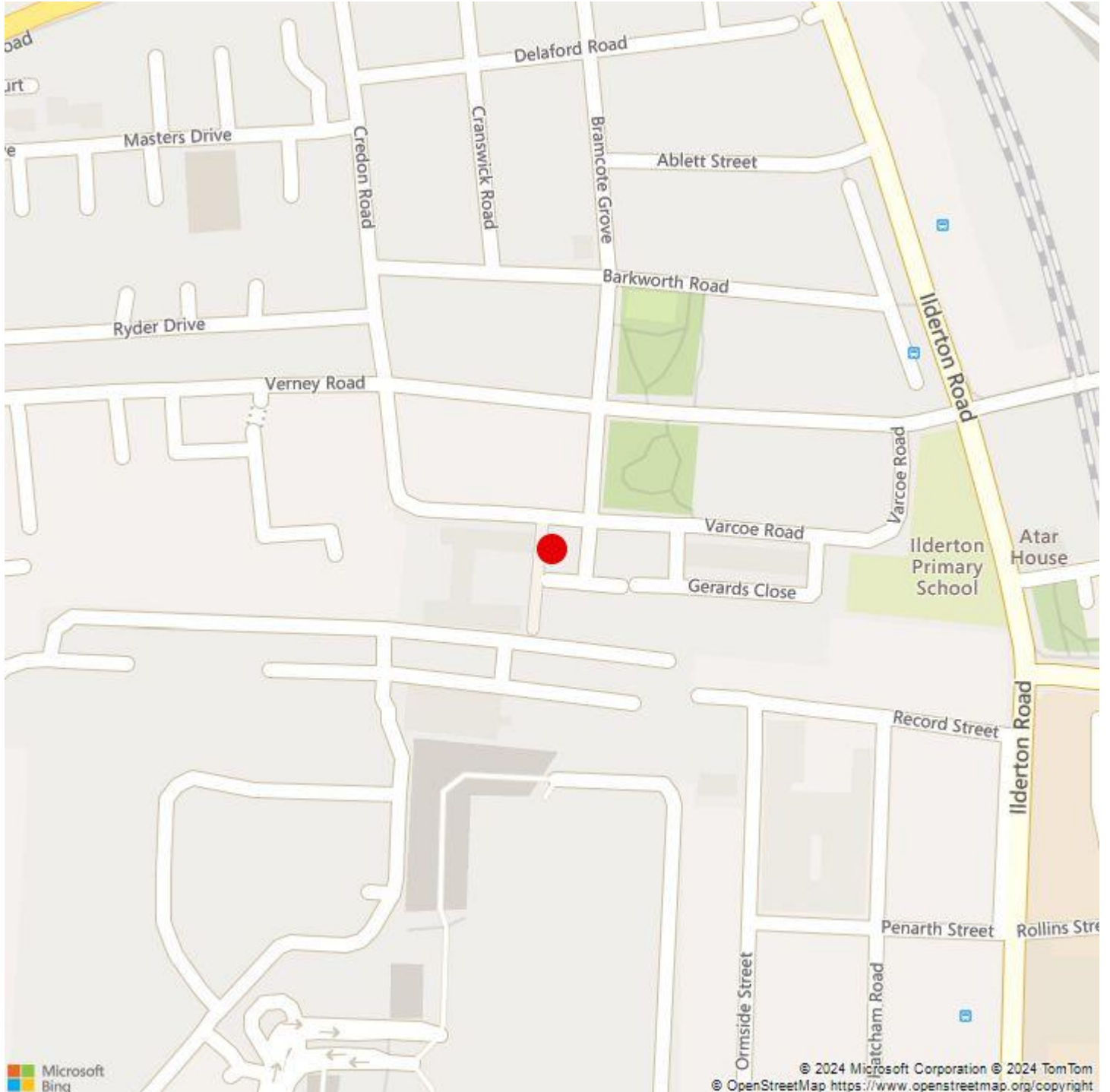
By arrangement with the owner's sole agents KALMARs Commercial.



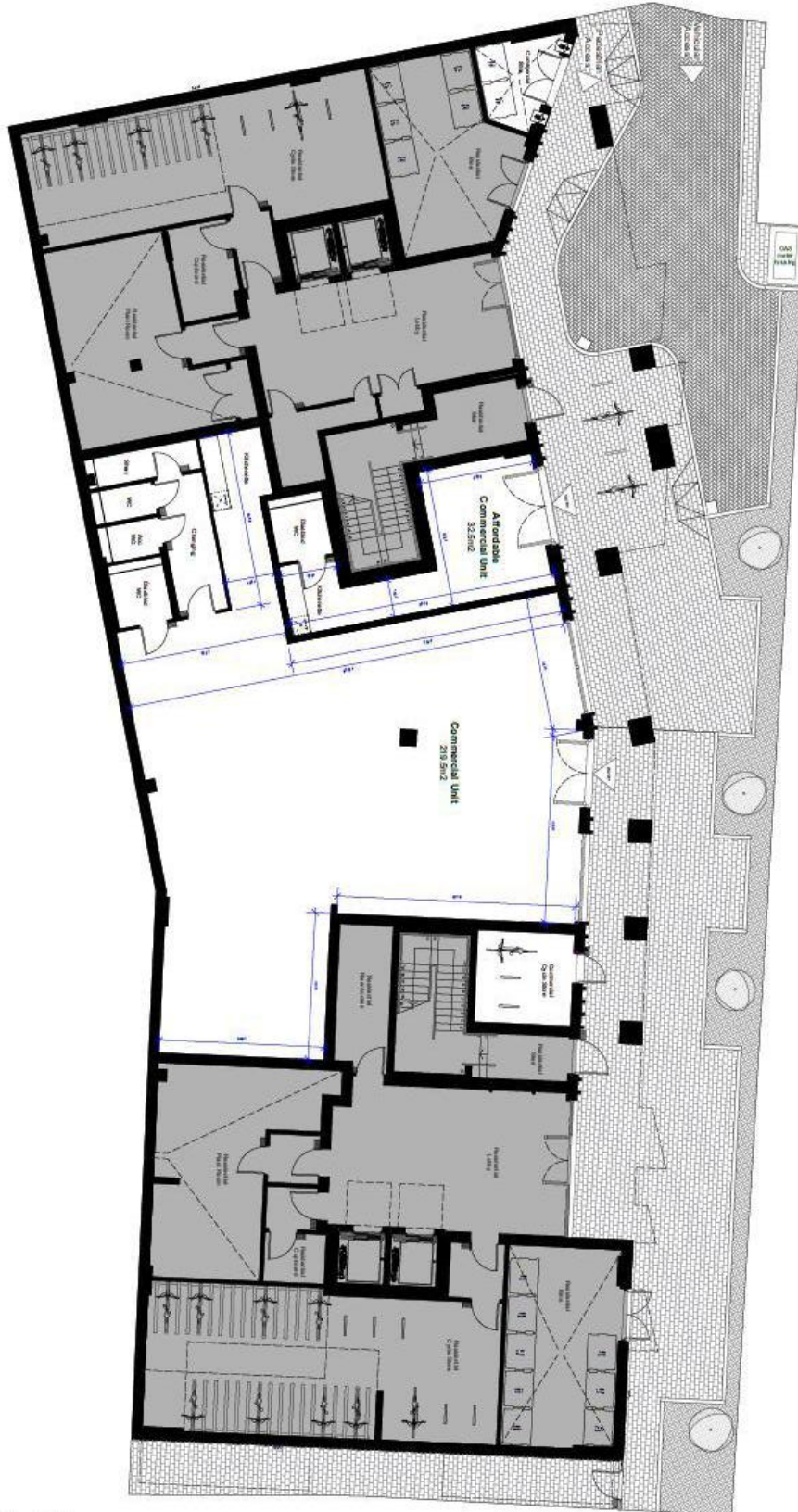
**CONTACT:**

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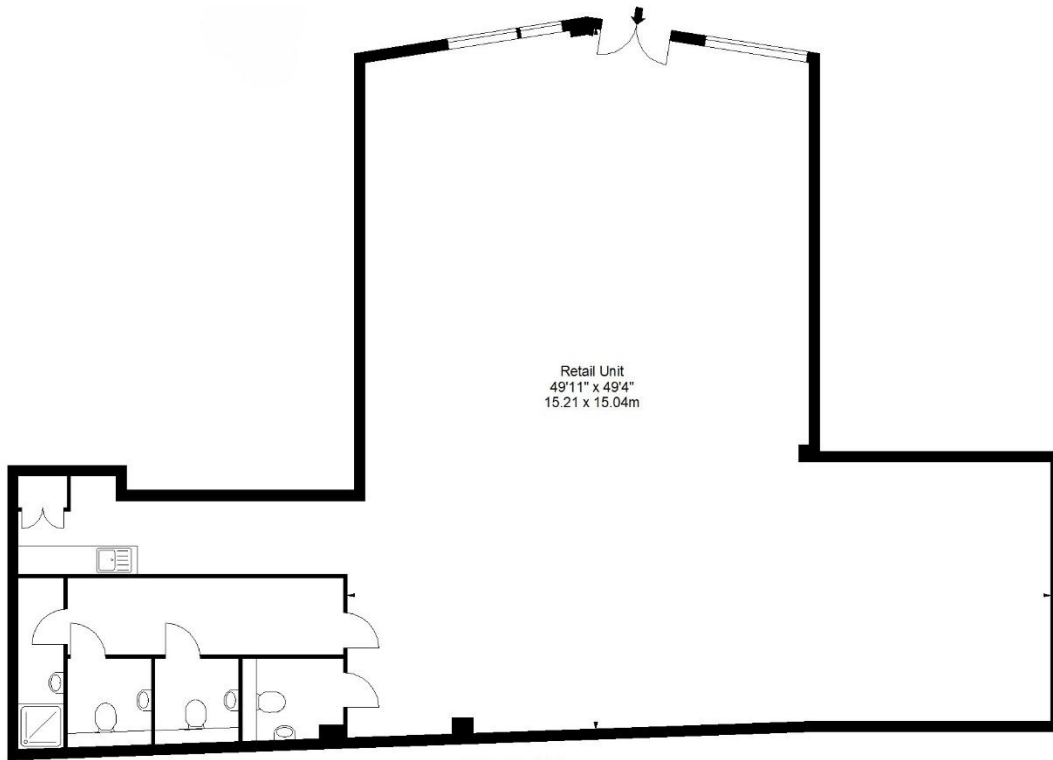




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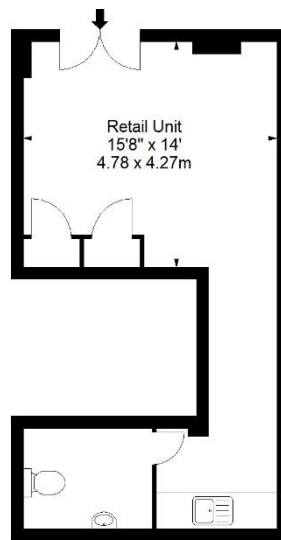
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Ground Floor

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