

# UNIT TO LET

## 4,430 ft<sup>2</sup> (412 m<sup>2</sup>)



FULLY  
REFURBISHED



2 MILES FROM  
CENTRAL LONDON



138 KVA  
POWER



[www.ipif.com/bermondsey](http://www.ipif.com/bermondsey)

INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 27, 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

**IPIF**  
0800 804 8600  
www.ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**USP.**  
usp.london  
020 3757 7777

**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126

**JLL**  
property.jll.co.uk

**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574

**LEVY**  
REAL ESTATE  
020 7930 1070  
levyrealstate.co.uk

**Andrew Hughes**  
andrew.hughes@levyrealstate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealstate.co.uk  
07743 530 151



## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 27	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor Warehouse	3,141	292	A-25
First Floor Offices	1,289	120	
<b>Total</b>	<b>4,430</b>	<b>412</b>	

## DESCRIPTION

Unit 27 is a 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.

## REFURBISHMENT SPECIFICATION

- Installation of new LED lighting
- New windows and pedestrian entrance door
- Overcoating of existing flat roof
- Installation of new 7kWp photovoltaic system to pitched roof covering
- Installation of a 7kw dual Project EV charger. Including raised slab, kerbs and steel bollards



On behalf of the landlord



**Aaron Burns**  
aaron.burns@ipif.co.uk



**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126



**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574



**Andrew Hughes**  
andrew.hughes@levyrealestate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealestate.co.uk  
07743 530 151

## 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.



Existing Occupiers Include:



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**USP.**  
usp.london  
020 3757 7777

**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126

**JLL**  
property.jll.co.uk

**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574

**LEVY**  
REAL ESTATE  
020 7930 1070  
levyrealstate.co.uk

**Andrew Hughes**  
andrew.hughes@levyrealstate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealstate.co.uk  
07743 530 151