



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**24 Crimscott Street,
London SE1 5TE**

**SPLIT-LEVEL INDUSTRIAL UNIT TO RENT
(CLASS E - 4,595 SQFT)**

Summary

- **Size:** 4,595 sq ft (427 sq m)
- **Use:** Class E - suitable for a range of occupiers, including distribution and logistics, light manufacturing & trade counter companies
- **Features:** Roller shutter entrance, double height storage space at ground floor level, well fitted office accommodation over the first floor
- **Condition:** To be rented as seen, ready for immediate occupation
- **To Let:** £75,000 per annum (£16 psf) exclusive (new FRI lease) - VAT not applicable

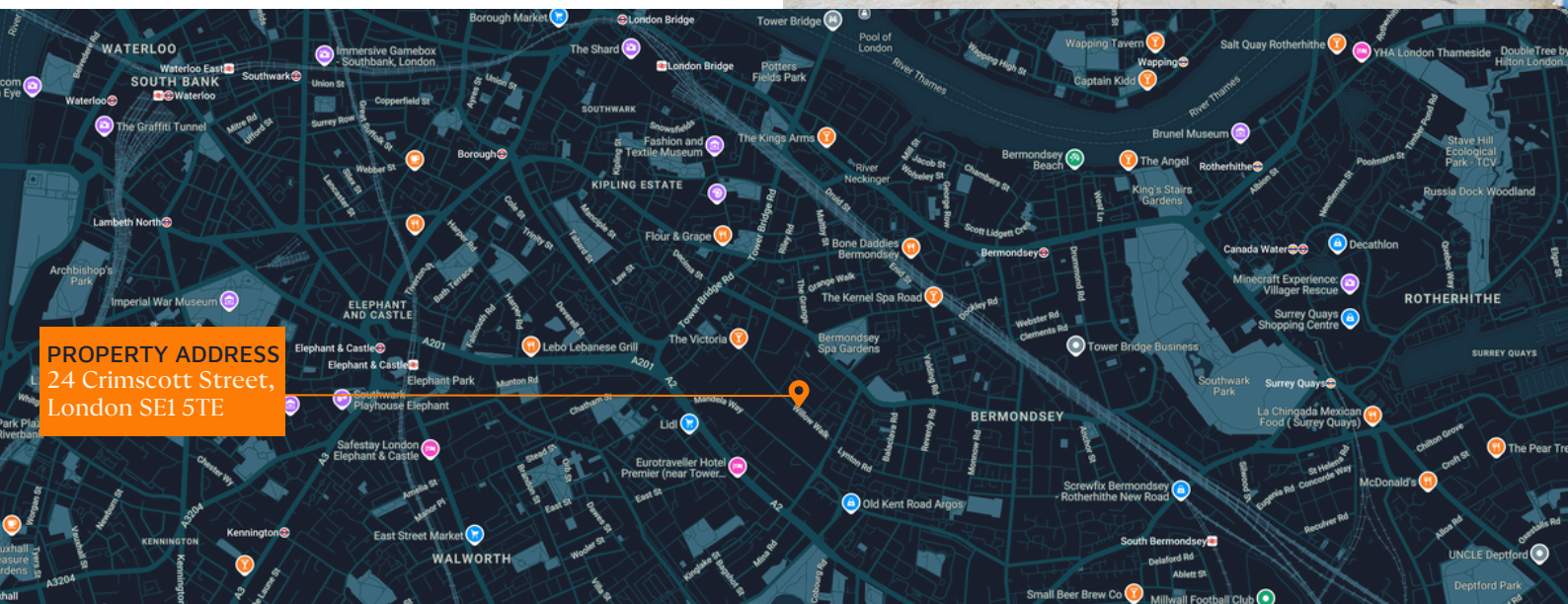


Location

Situated in the heart of **Bermondsey**, just minutes from **London Bridge** and **Tower Bridge Road**, **Crimscott Street** offers an ideal base for industrial and trade users.

With excellent access to the **A2**, **A100**, and **Rotherhithe Tunnel**, the location provides fast routes across Central London and beyond.

The area is exceptionally well-served by public transport, with **London Bridge**, **Bermondsey**, and **Borough** stations all within walking distance, offering connections via **London Underground** networks and **National Rail**.



Business Rates

The rates payable are estimated at £37,674 per annum, payable to the London Borough of Southwark.

Interested parties are strongly advised to make their own enquiries with the local authority.

Floor Plans

Measured floor plans are available on request.

Terms

For Lease: £75,000 per annum (£16 psf) exclusive (new FRI lease) - VAT not applicable.

Viewings

Contact Henshall & Partners who are appointed as sole leasing agents to arrange an inspection.



CONTACT US



+44 (0) 207 125 0377

info@henshallandpartners.co.uk

henshallandpartners.co.uk

[@henshallandpartners](https://www.instagram.com/henshallandpartners)

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