



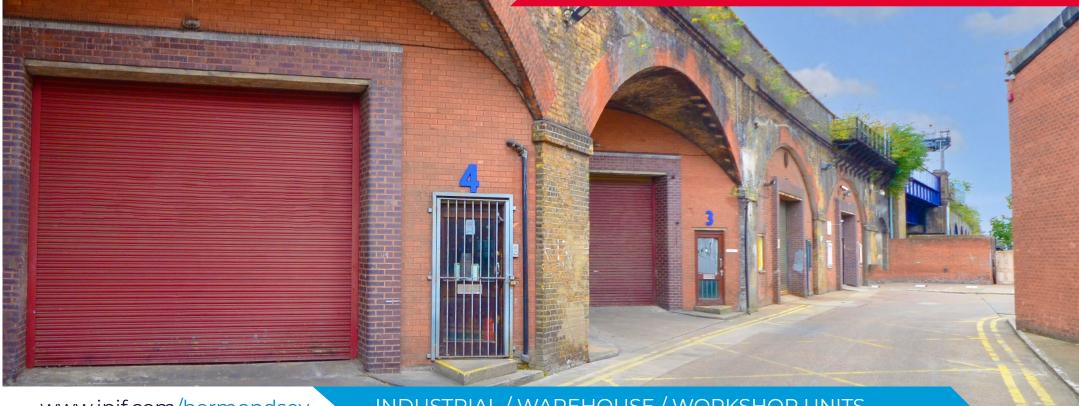




REFURBISHMENT

2 MILES FROM CENTRAL LONDON

24HR SECURITY

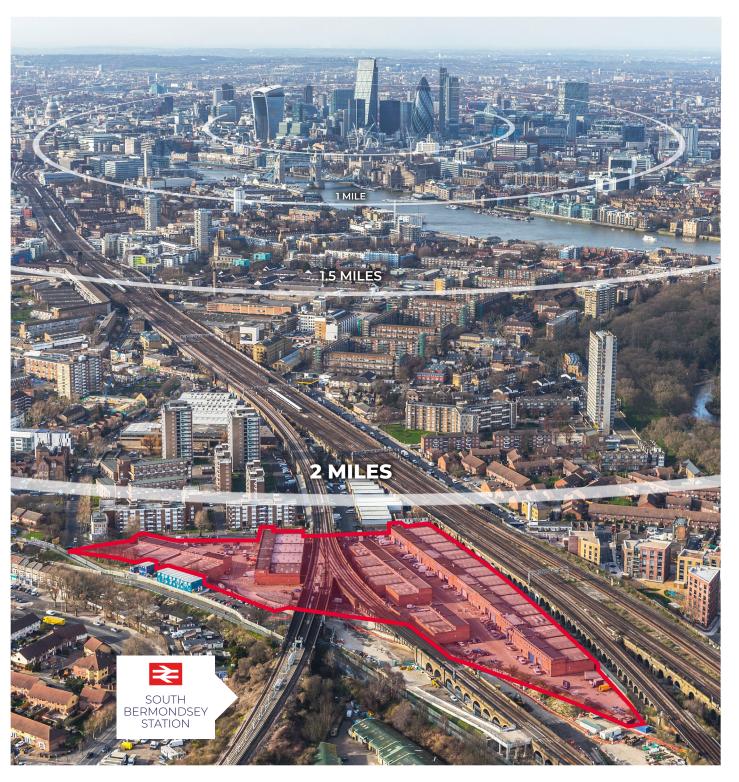


www.ipif.com/bermondsey

INDUSTRIAL / WAREHOUSE / WORKSHOP UNITS

ROTHERHITHE NEW ROAD, LONDON, SE16 3LL







# **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 (journey time approximately 5 minutes).





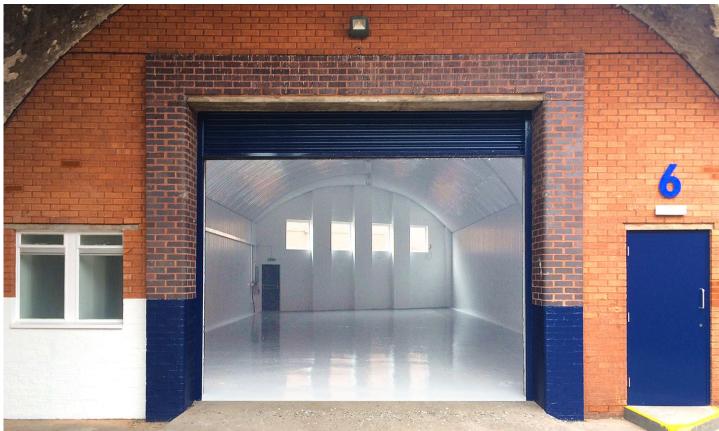


# **DESCRIPTION**

The arches situated at Bermondsey Trading Estate have been fully refurbished and lined internally, and are broadly rectangular in shape.

The arches benefit from a single full height loading door and loading apron, a WC, and 3 phase power and capped gas supply. The estate benefits from manned 24-hour security.





#### **ACCOMMODATION**

Available accommodation comprises of the following gross internal areas:

UNIT NAME	M²	FT²	EPC
Arch 1	128	1,378	C-74
Arch 2	144	1,552	TBC
Arch 3	117	1,258	TBC
Arch 4	140	1,506	TBC
Arch 5	163	1,751	TBC
Arch 6	197	2,121	C-64
Arch 7	241	2,595	B-44
TOTAL	1,130	12,161	



## **SPECIFICATION**

- · 3 phase power
- · Gas
- · WC
- · Full height access roller shutter
- Car parking
- · Clear internal height of 5.6 m

#### **LEASE TERMS**

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

## **BUSINESS RATES**

Available upon request

## **SERVICE CHARGE**

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

## **ENERGY PERFORMANCE RATING**

EPCs are available on request.

On behalf of the landlord



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