

ARCH UNITS TO LET FROM 1,258 ft²



UNDER
REFURBISHMENT



2 MILES FROM
CENTRAL LONDON



24HR
SECURITY



www.ipif.com/bermondsey

INDUSTRIAL / WAREHOUSE / WORKSHOP UNITS

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 (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	M ²	FT ²	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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