

# UNIT TO LET

5,243 ft<sup>2</sup> (487 m<sup>2</sup>)



2 MILES FROM  
CENTRAL LONDON



EV CHARGING  
POINT



PHOTOVOLTAIC  
PANELS



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

**FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT TO LET**

**UNIT 21, BERMONDSEY** TRADING ESTATE  
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

**IPIF**

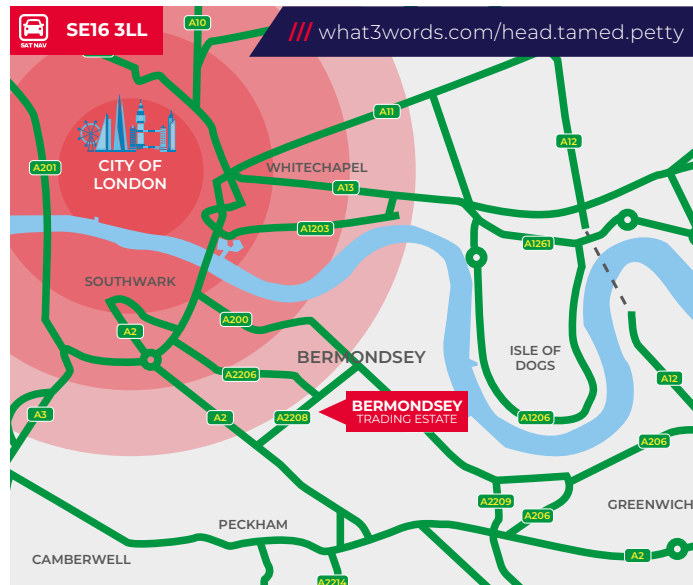


## LOCATION

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*
<b>Bermondsey (Tube)</b>	20 mins (walking time)
<b>London Bridge</b>	5 mins
<b>West End London</b>	20 mins
<b>London Waterloo</b>	24 mins
<b>St Pancras International</b>	29 mins

\* average journey times based on real-time results. Sourced by Google Maps.



On behalf of the landlord

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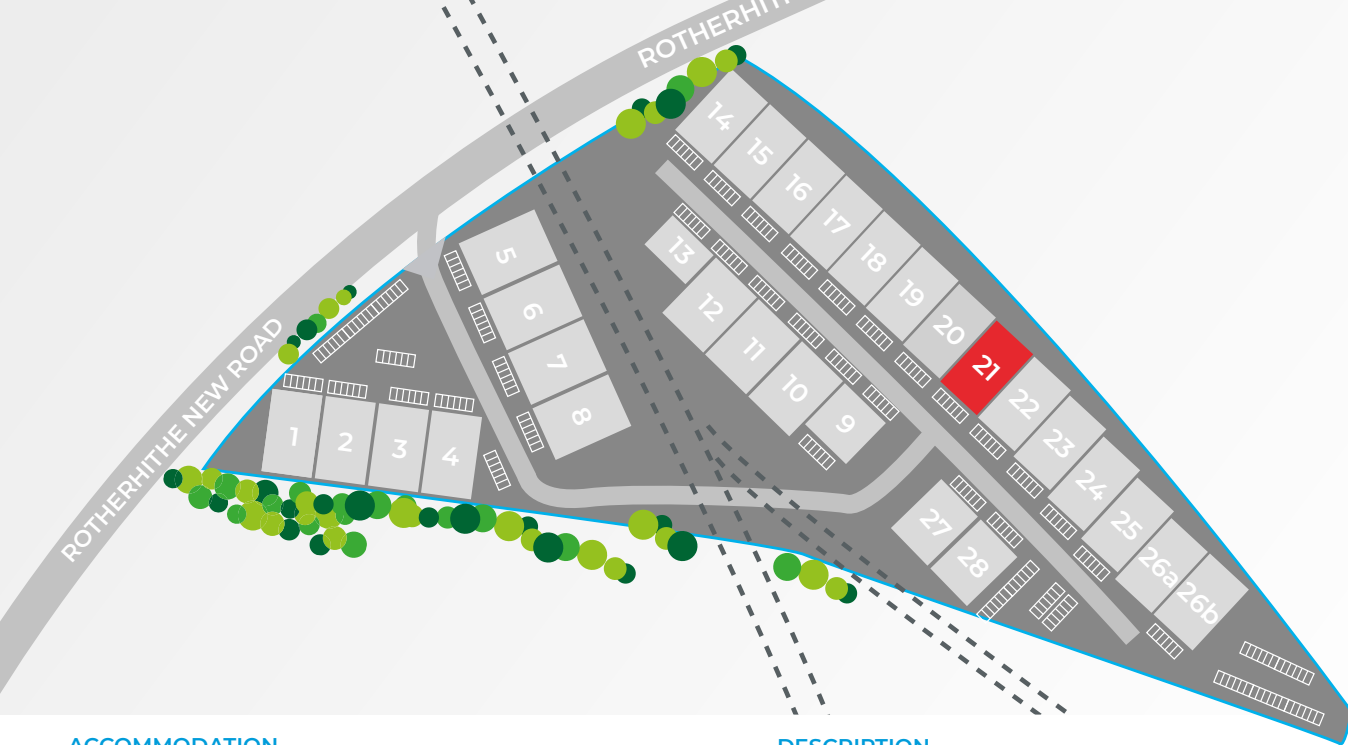
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## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 21	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor Warehouse & Ancillary	4,098	381	C-64
First Floor Offices	1,145	106	
<b>Total</b>	<b>5,243</b>	<b>487</b>	

## DESCRIPTION

Comprehensively refurbished 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.

## SPECIFICATION

- Newly Refurbished
- 1 EV charging point
- 49 roof mounted photovoltaic panels
- New LED lighting throughout
- New double glazed windows and doors
- Insulated shutter door
- 3 phase power
- 24 hour estate security with CCTV



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### 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

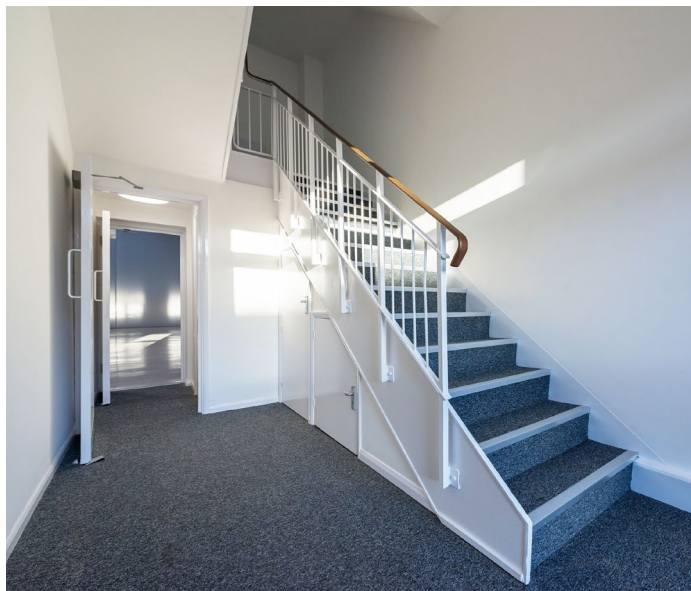
Available upon request.

### 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.



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