

UNIT TO LET

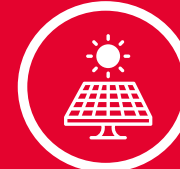
5,243 ft² (487 m²)



2 MILES FROM
CENTRAL LONDON



EV CHARGING
POINT



PHOTOVOLTAIC
PANELS



www.ipif.com/bermondsey

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT TO LET

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

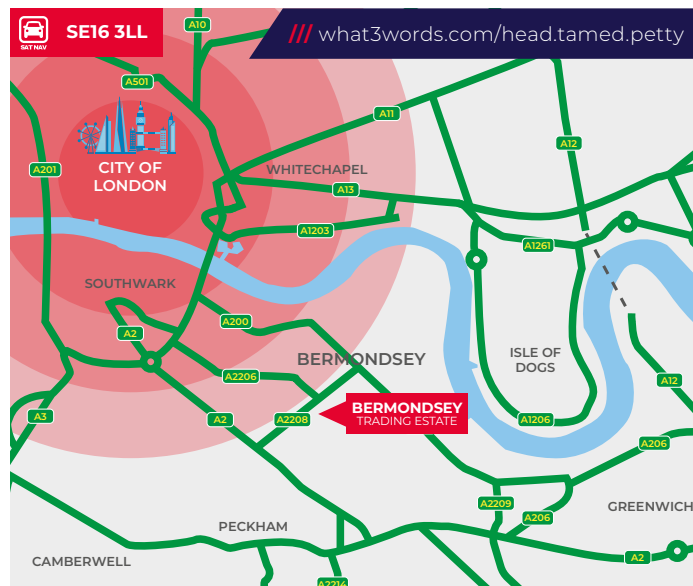
IPIF

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*
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

Rachel Sharman
rachel.sharman@ipif.co.uk

JLL
020 7493 4933
jll.co.uk/property

Leah Cave
leah.cave@jll.com
07523 929 301

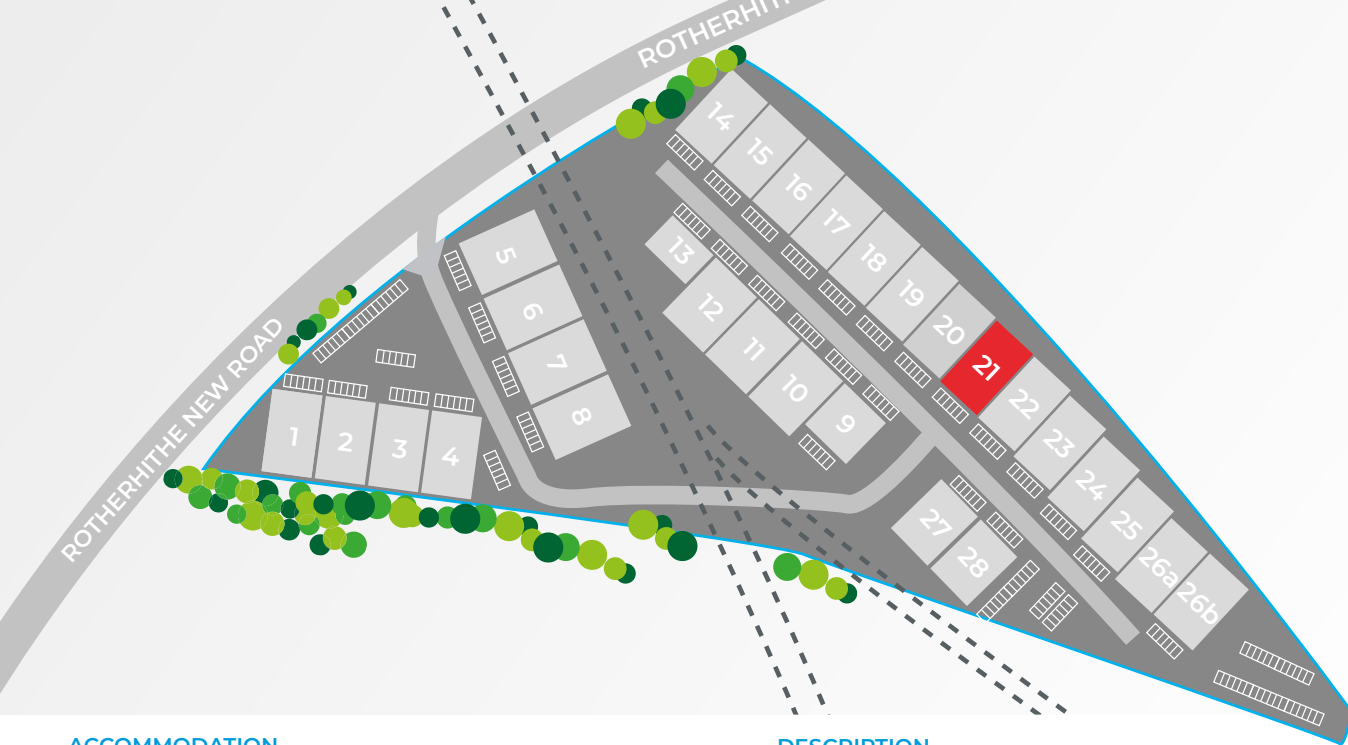
Peter Davidson
peter.davidson@jll.com
07920 597 574

LEVY
REAL ESTATE
020 7930 1070
levyrealstate.co.uk

Will Edgley
will.edgley@levyrealstate.co.uk
07748 286 333

Rob Watts
rob.watts@levyrealstate.co.uk
07506 441 644

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



ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 21	FT ²	M ²	EPC
Ground Floor Warehouse & Ancillary	4,098	381	A-23
First Floor Offices	1,145	106	
Total	5,243	487	

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



On behalf of the landlord



Rachel Sharman
rachel.sharman@ipif.co.uk



Leah Cave
leah.cave@jll.com
07523 929 301

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



Will Edgley
will.edgley@levyrealestate.co.uk
07748 286 333

Rob Watts
rob.watts@levyrealestate.co.uk
07506 441 644

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.



On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Rachel Sharman
rachel.sharman@ipif.co.uk



Leah Cave
leah.cave@jll.com
07523 929 301

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



Will Edgley
will.edgley@levyrealstate.co.uk
07748 286 333

Rob Watts
rob.watts@levyrealstate.co.uk
07506 441 644

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