

Unit 2 Admiral Hyson Industrial Estate, Bermondsey, London SE16 3PA

Available to Let – 5,954 sq. ft. Warehouse



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Location

The subject property is situated on Admiral Hyson Industrial Estate, which is located on Hyson Road, just off Galleywall Road in the London Borough of Southwark. The estate is located just 0.1 miles from Rotherhithe New Road, connecting the A2 and A200. As a result of this, the Estate provides convenient access to the City, West End and Canary Wharf via London Bridge or Tower Bridge and Dartford/ M25 via the A2.

The property is also situated 0.8 miles from Bermondsey station and just 0.3 miles from South Bermondsey Station, which offers direct services to the City, West End, and London Bridge.

Description

The unit forms part of a modern 8 unit industrial estate situated in a mixed area of employment and dense residential. The warehouse is of steel portal frame construction with low brick elevations, profile metal cladding and pitched metal clad roof. The main warehouse floor is of concrete construction with a small office situated on the first floor. Natural light is provided via roof sky-lights and LED lighting is insitu throughout. Externally there are 5 parking spaces available directly in front of the unit with a secure entrance on arrival.

Amenities

- 4.9m x 6m Cortina roller shutter (manual)
- 6.5m eaves
- 8m clear height
- Onsite parking – x5 spaces
- Secure private estate with CCTV
- WC's & welfare facilities
- Modern office accommodation

Connectivity

South Bermondsey	0.25 Miles
Bermondsey	0.6 Miles
London Bridge	1.5 Miles
Elephant and Castle	1.7 Miles
Canary Wharf	1.8 Miles
City of London	2.1 Miles
West End	3.2 Miles



Accommodation (GIA)

Description	sq ft	sq m
Warehouse and Offices	5,954	516
Total	5,954	516

Terms

The property is available by way of a new FRI lease for a term to be agreed.

There is to be a mutual break option in December 2024 with rolling mutual break thereafter.

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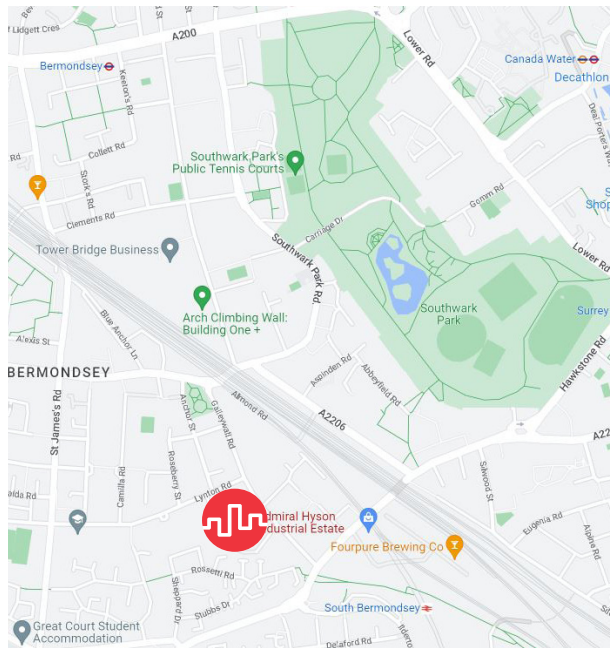


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Location Plan

Not to scale, indicative only.



Quoting Rent

POA

Service Charges

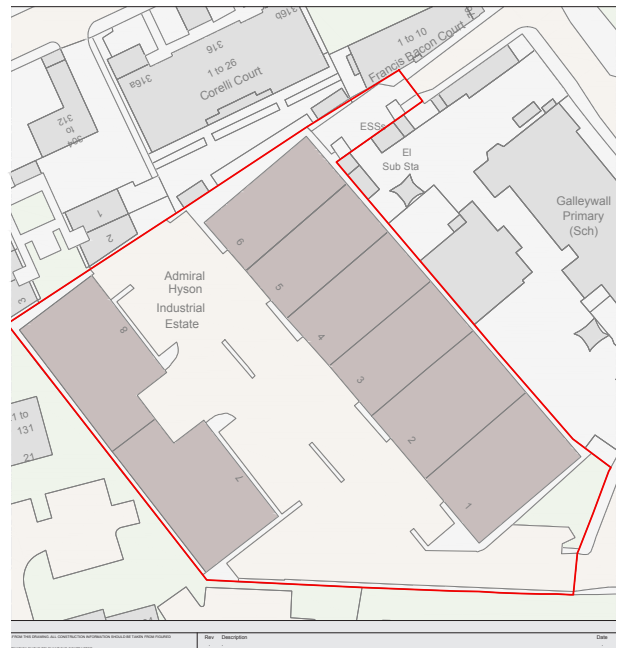
Estimated £8,678 per annum exclusive of VAT.

Rates

The current rateable value is £97,000. For all rates related enquiries please contact the London Borough of Southwark.

Site Plan

Not to scale, indicative only.



Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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