

38 - 40 Verney Road Bermondsey, London SE16 3DH



Available to Let - Modern Fully Refurbished Industrial Unit 9,576 sq. ft.

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Location

The prime London industrial unit is situated on Verney Road in Bermondsey. The unit offers occupiers with unrivalled access to Central London via the New Rotherhithe New Road and sits just an 8 minute walk from South Bermondsey Overground Station. Train links from here provide direct services into London Bridge, the West End and City. The Old Kent Road (A2) also provides excellent road links into Central London and out to the M25.

Description

The unit has undergone a full refurbishment programme with a new roof, external cladding, roller shutter door and perimeter fencing around a newly laid yard area.

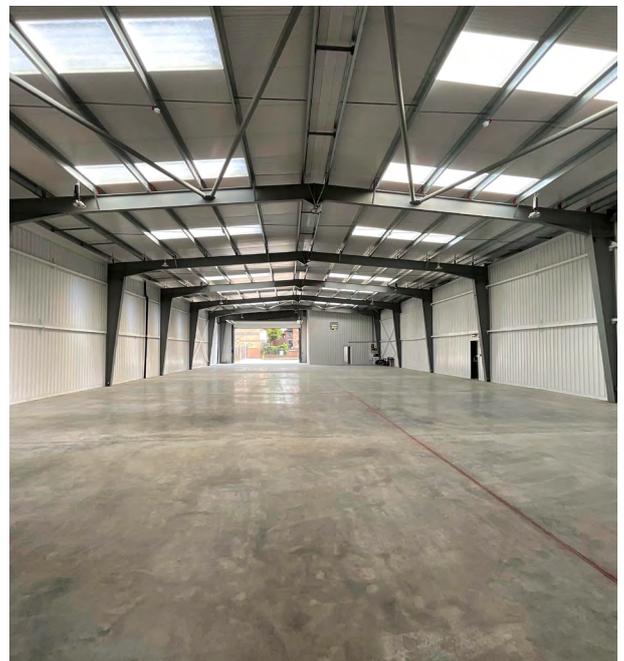
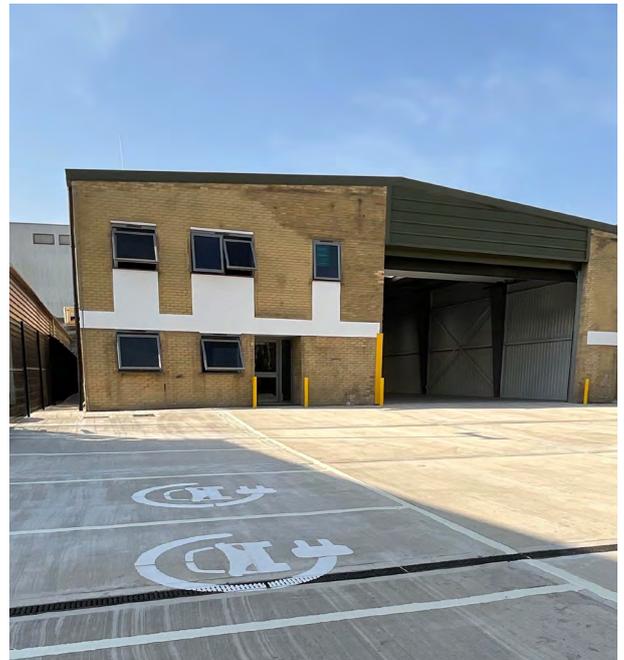
The forecourt loading area provides ample space for both parking and deliveries and will be secure upon completion of the works. The unit fronts prominently onto Verney Road making the unit ideal for occupier signage and more practically, receiving and providing deliveries. The office space on the ground floor totals 474 sq ft with an additional 453 sq ft of office and kitchenette space provided on the first floor.

Specification

- Full internal and external refurbishment
- Circa 6m eaves height
- New 4.8m h x 7.9m w roller shutter door
- Fully serviced three-phase power supply
- Refurbished ground floor office space
- Secure yard and new fencing
- Refurbished WC's & welfare facilities
- LED lighting throughout

Connectivity

South Bermondsey	0.5 Miles
Canary Wharf	2.2 Miles
City of London	2.3 Miles
West End	3.6 Miles
Croydon	7.8 Miles
Dartford	12.1 Miles
Heathrow	15.3 Miles
Gatwick	22.8 Miles



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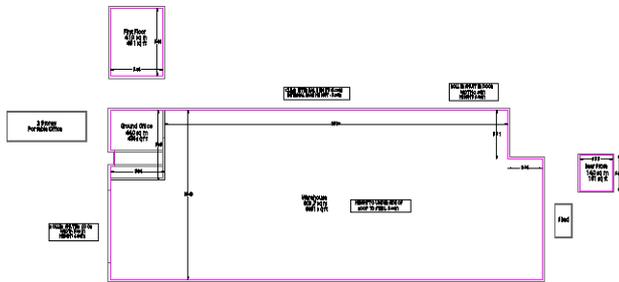
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Floor Plans

Not to scale, indicative only



Accommodation (GIA)

Description	sq ft	sq m
Ground Floor Warehouse	8,651	803.70
Ground Floor Office	474	44.04
First Floor Office	451	41.90
Total	9,576	889.64

Terms

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

Rates

The current rateable value for £79,500. For all rates related enquiries please contact the London Borough of Southwark.

Yard Area



Quoting Rent

Upon application

Service Charge

None

EPC

A copy of the EPC is available upon request

Further Information

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

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