

# UNIT TO LET

5,434 ft<sup>2</sup> (505 m<sup>2</sup>)



TO BE  
REFURBISHED



2 MILES FROM  
CENTRAL LONDON



24 HOUR ON-SITE  
SECURITY



Indicative Image  
(Unit 21)



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

TO BE REFURBISHED INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 20, BERMONDSEY** TRADING ESTATE  
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

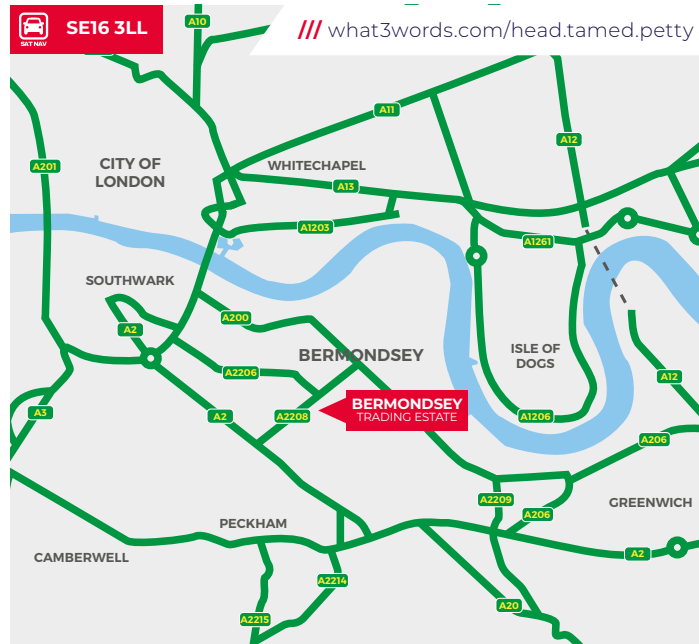


## LOCATION

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*
London Bridge	5 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



Rachel Sharman  
rachel.sharman@ipif.co.uk



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

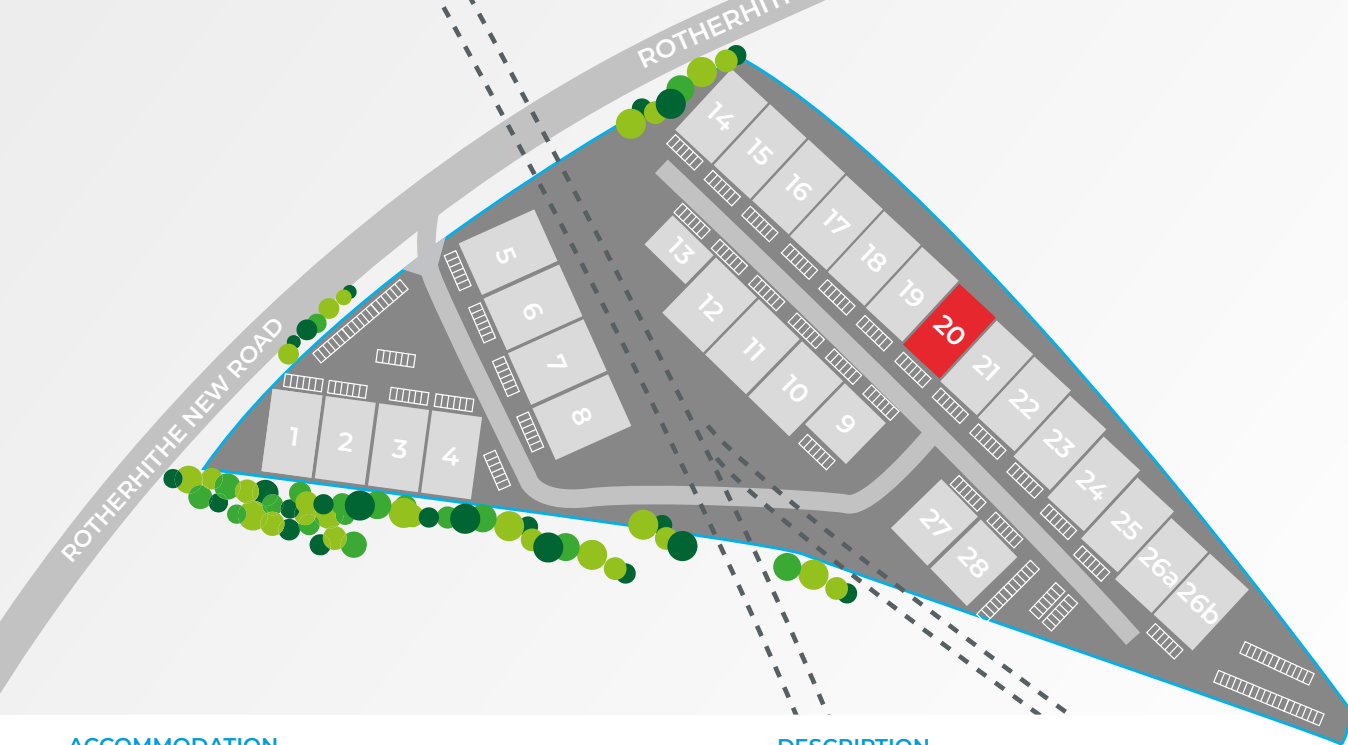
Peter Davidson  
peter.davidson@jll.com  
07920 597 574



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



### 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	4,122	383	D-100
First Floor Offices	1,312	122	
<b>Total</b>	<b>5,434</b>	<b>505</b>	

### DESCRIPTION

Unit 20 comprises of a 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. The unit will soon undergo comprehensive refurbishment.

### SPECIFICATION

- To be refurbished
- EV charging point (post refurbishment)
- 49 roof mounted photovoltaic panels (post refurbishment)
- New LED lighting throughout (post refurbishment)
- 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

**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