

UNIT TO LET

4,430 ft² (412 m²)



FULLY
REFURBISHED



2 MILES FROM
CENTRAL LONDON



150 KVA
POWER



www.ipif.com/bermondsey

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 27, 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

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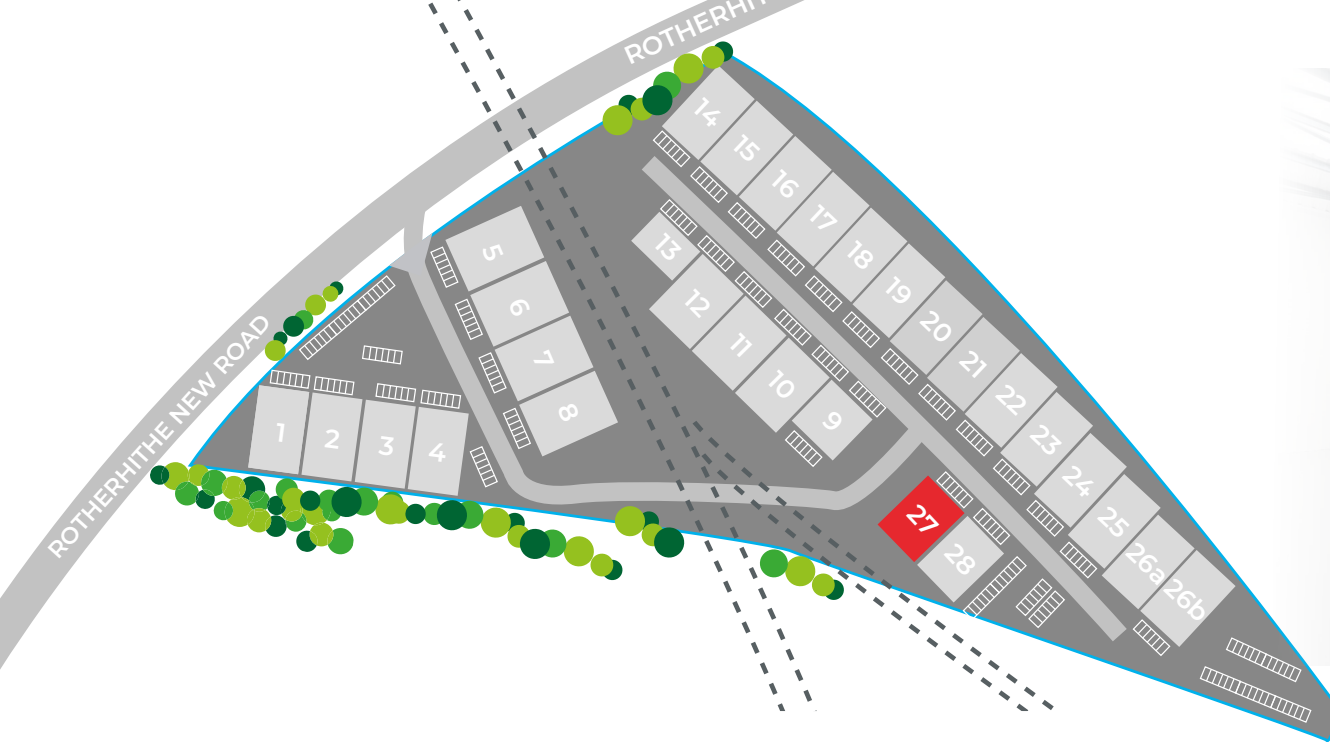
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ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 27	FT ²	M ²	EPC
Ground Floor Warehouse	3,141	292	A-25
First Floor Offices	1,289	120	
Total	4,430	412	

DESCRIPTION

Unit 27 is 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.

REFURBISHMENT SPECIFICATION

- Installation of new LED lighting
- New windows and pedestrian entrance door
- Overcoating of existing flat roof
- Installation of new 7kWp photovoltaic system to pitched roof covering
- Installation of a 7kw dual Project EV charger. Including raised slab, kerbs and steel bollards



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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.



Existing Occupiers Include:



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