

# ARCH UNITS TO LET FROM 1,258 ft<sup>2</sup>



NEWLY  
REFURBISHED



2 MILES FROM  
CENTRAL LONDON



24 HR  
SECURITY



Arch 5



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

INDUSTRIAL / WAREHOUSE / WORKSHOP UNITS

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

**IPIF**

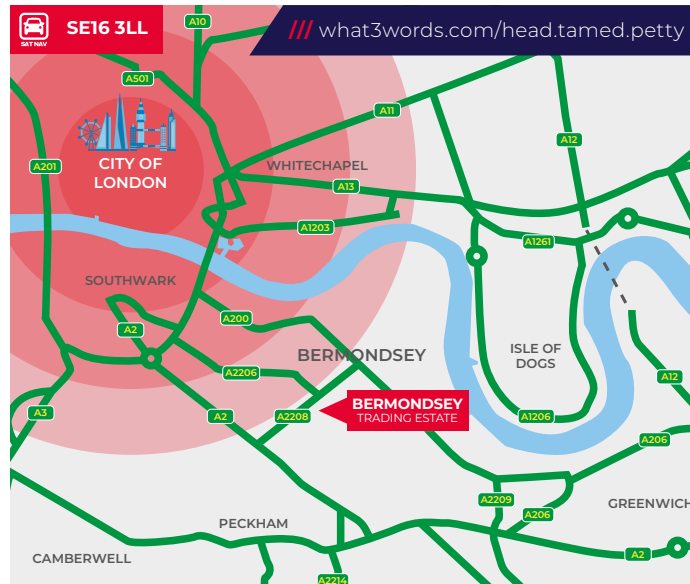


## LOCATION

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*
South Bermondsey Train Station	3 mins (walking 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.







Arch 2

## DESCRIPTION

The arches situated at Bermondsey Trading Estate have been fully refurbished and lined internally, and are broadly rectangular in shape.

The arches benefit from a single full height loading door and loading apron, a WC, and 3 phase power and capped gas supply. The estate benefits from manned 24-hour security.



**WATCH THE VIDEO  
FLY-THROUGH**



Arch 7



## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT NAME	M <sup>2</sup>	FT <sup>2</sup>	EPC
Arch 1	LET		
Arch 2	144	1,552	A-23
Arch 3	LET		
Arch 4	140	1,506	A-24
Arch 5	163	1,751	A-22
Arch 6	LET		
Arch 7	241	2,595	B-44
<b>AVAILABLE TOTAL</b>	<b>688</b>	<b>7,374</b>	



## SPECIFICATION

- 3 phase power
- Capped off gas
- WC
- Full height access roller shutter
- Car parking
- Max internal height of 5.6 m

## LEASE TERMS

Units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are 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.

## ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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