

# UNIT TO LET

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



NEWLY  
REFURBISHED



2 MILES FROM  
CENTRAL LONDON



24 HOUR ON-SITE  
SECURITY



Indicative Image  
(Unit 21)



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

**NEWLY REFURBISHED** INDUSTRIAL / WAREHOUSE UNIT TO LET

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

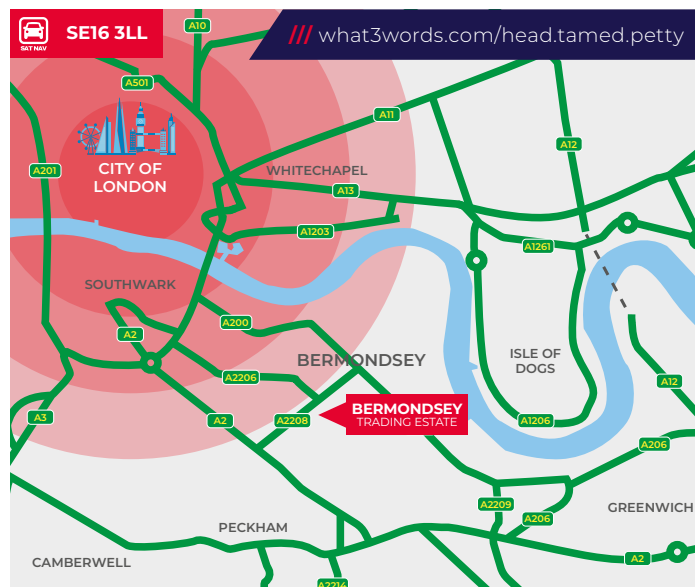
**IPIF**

## 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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### 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	A-25
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 has recently undergone comprehensive refurbishment.

### REFURBISHMENT SPECIFICATION

- Installation of new LED lighting
- New windows and pedestrian entrance door
- Overcoating of existing flat roof
- Installation of new 12kWp photovoltaic system to pitched roof covering
- Installation of a 7kw dual Project EV charger. Including raised slab, kerbs and steel bollards



Indicative Image (Unit 21)



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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.



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