

Unit 59, T Marchant Trading Estate, Bermondsey, London, SE16 3DH

Available To Let - Modern Industrial Unit - 1,354 sq. ft.



INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced



Location

The T Marchant Trading Estate is conveniently located on Verney Road in Bermondsey with great access to the New Rotherhithe New Road. The unit sits just an 8 minute walk from South Bermondsey Overground Station which is one stop into London Bridge. The Old Kent Road (A2) also provides excellent road links into Central London and out to the M25 and it is only a 15 minute drive from the City.

Description

The estate as a whole has been refurbished recently with new road surfacing and CCTV implemented across the estate. The 1,354 sq ft warehouse benefits from mains gas, 3-phase power, a roller shutter door, LED lighting, gas heating and a kitchenette. The unit is portal frame construction with approx. 4.5m eave height rising to 5.5m at the apex.

Accommodation (GIA)

Description	sq ft	sq m
Unit 59	1,354	125.79
Total	1,354	125.79

Amenities

- Recently refurbished
- 4.60m eaves height
- Roller shutter loading door
- Office accommodation
- Roof lights
- 3 phase electricity
- Gas
- 24x7 Access
- CCTV
- Kitchenette
- Cycle racks
- Parking
- WC facilities

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent Street
London W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



Unit 59, T Marchant Trading Estate, Bermondsey, London, SE16 3DH

Available To Let - Modern Industrial Unit - 1,354 sq. ft.

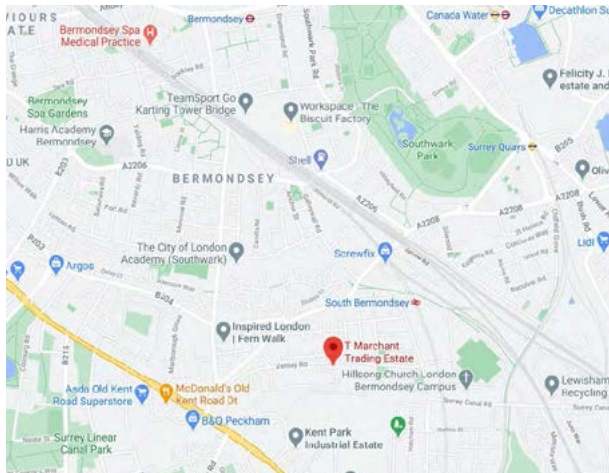


INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

Location Plans

Not to scale, indicative only.



Connectivity

South Bermondsey	0.5 Miles
Surrey Quays	1.0 Miles
Canada Water	1.1 Miles
Bermondsey	1.1 Miles
New Cross Gate	1.2 Miles
London Bridge	1.6 Miles

Terms

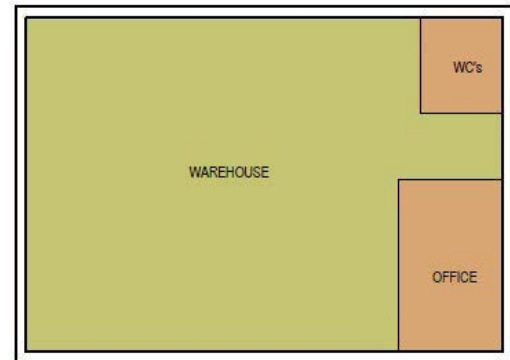
The property is available by way of a new FRI lease for a term to be agreed.

Rates

Interested parties are advised to contact the London Borough of Wandsworth regarding exact rates payable.

Floor Plans

Not to scale, indicative only.



EPC

A copy of the EPC is available upon request.

Further Information

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

Henry Newland

T 07443 530 151
E henry.newland@levyrealstate.co.uk

Rob Watts

T 07506 441 644
E rob.watts@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent Street
London W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

