

ILDERERTON ILDERERTON ILDERERTON ILDERERTON STUDIOS

Three commercial units
available ranging from
approx. 1,400 - 2,700 sq ft

YOUR
TRIBE



FLEXIBLE, FUNCTIONAL &
FUTURE-PROOF
COST EFFECTIVE UNITS
SECURE & SELF CONTAINED

IDEAL FOR

- E-COMMERCE & LAST-MILE LOGISTICS
- CREATIVE STUDIOS & MAKERS
- FURNITURE & JOINERY WORKSHOPS
- FASHION PRODUCTION & DISTRIBUTION
- FITNESS & BOUTIQUE GYMS
- FOOD PRODUCTION / DARK KITCHENS
- TRADE COUNTERS & SHOWROOMS
- TECH HARDWARE & R&D
- GROWING SMES SEEKING SCALABLE SPACE

ILDERTON
STUDIOS





- 1 Peckham High Street
- 2 Frank's Café Peckham
- 3 YourTRIBE Peckham
- 4 Queens Rd Peckham Stn.
- 5 South Bermondsey Stn.
- 6 YourTRIBE South Berm
- 7 Elephant & Castle
- 8 Maltby Street Market
- 9 Borough Market
- 10 The Shad Thames
- 11 London Bridge
- 12 Ravensbourne University
- 13 The City of London
- 14 Hatcham Studios
- 15 Millwall Football Club
- 16 Canterbury Industrial Est.

LOCATION

WALK TO LOCAL STATIONS

-  **South Bermondsey**
2-3 mins walk (main commuter rail)
-   **New Cross Gate**
15-20 mins walk (or quick bus)
-   **Queen's Road Peckham**
20-25 mins walk
-   **Peckham Rye**
20-25 mins walk

TYPICAL RAIL CONNECTION TIMES

From South Bermondsey (nearest rail)

London Bridge - 5-7 mins by train (one stop)

From New Cross Gate / Queen's Road Peckham

London Bridge - 10-12 mins by train

Clapham Junction / Overground connections - 15-20 mins

From Peckham Rye - key regional links

Denmark Hill - 2-6 mins by rail (very frequent)

London Victoria / West End - 15-18 mins via direct services

WHAT'S AROUND



**FRANK'S CAFE
PECKHAM**



**MALTBY STREET
MARKET**



**SHAD
THAMES**



**RAVENSBORNE
UNIVERSITY**



**TRIBE STUDENT
ACCOMMODATION**



**QUEEN'S ROAD
PECKHAM STATION**

CREATIVE SPACES

THE COMMERCIAL SCHEME

We are delighted to present seven brand-new commercial units available to rent in Bermondsey. Situated within a high-quality mixed-use development by Tribe.

Spanning the ground and first floors, these units feature:

- **Excellent floor-to-ceiling heights ranging from 4.1 to 4.7 meters**
- **Open-plan layouts**
- **Abundant natural light**
- **Own door access and shared communal lobbies**
- **Brand-new kitchens**
- **WC facilities**

This setup provides incoming tenants the flexibility to customize the space to meet their unique needs while allowing collaboration with neighbouring tenants within the communal hallways.

We are currently inviting rental offers for these units, which are available under a new Full Repairing and Insuring (FRI) lease directly with the landlord.



ILDERTON STUDIOS

AVAILABILITY BREAKDOWN

| Unit | Floor | NIA sqft | Rent PAX | £ psf | Monthly Rent | Availability | 3D Tour |
|------|--------|----------|----------|--------|--------------|--------------|----------------------|
| 1 | Ground | 1,770 | £30,000 | £17.00 | £2,500 | Available | VIEW |
| 2 | Ground | 2,700 | £45,400 | £17.00 | £3,780 | Available | VIEW |
| 3 | Ground | 1,450 | £24,500 | £17.00 | £2,040 | Let | VIEW |
| 4 | 1st | 2,000 | £34,000 | £17.00 | £2,833 | Let | VIEW |
| 5 | 1st | 2,680 | £40,500 | £15.00 | £3,375 | Let | VIEW |
| 6 | 1st | 1,435 | £21,500 | £15.00 | £1,790 | Let | VIEW |
| 7 | 1st | 2,350 | £35,250 | £12.50 | £2,450 | Available | VIEW |

BUSINESS RATES

Business rates are estimated at £4-£5psf. Exact figures will only be available once the property has been rated by the VOA

*All figures are approximate and subject to negotiation.

**VAT is applicable on rent. Service charge, business rates and utilities are to be paid by the tenant.

SERVICE CHARGE

Approx £3 psf.

FURTHER DETAILS

PLANNING USE

Use class E(g)iii. Light industrial

EPC

B

FLOOR PLANS

A detailed set of floor plans available on request

VIEW PLANS

VAT

The building has been elected for VAT

BOOK A VIEWING



Contact **Kalmars** or
Strettons to arrange



GET IN TOUCH



STRETTONS

joel.barnes@strettons.co.uk

+44 (0)7974 625 109

tom.schwier@strettons.co.uk

+44 (0)7583 037 559

KALMARS

piersh@kalmars.com

+44 (0)796 609 6813

jacks@kalmars.com

+44 (0)773 973 1544

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