

# UNIT TO LET

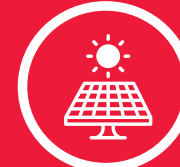
5,243 ft<sup>2</sup> (487 m<sup>2</sup>)



2 MILES FROM  
CENTRAL LONDON



EV CHARGING  
POINT



PHOTOVOLTAIC  
PANELS



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

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT TO LET

**UNIT 21, BERMONDSEY** TRADING ESTATE  
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

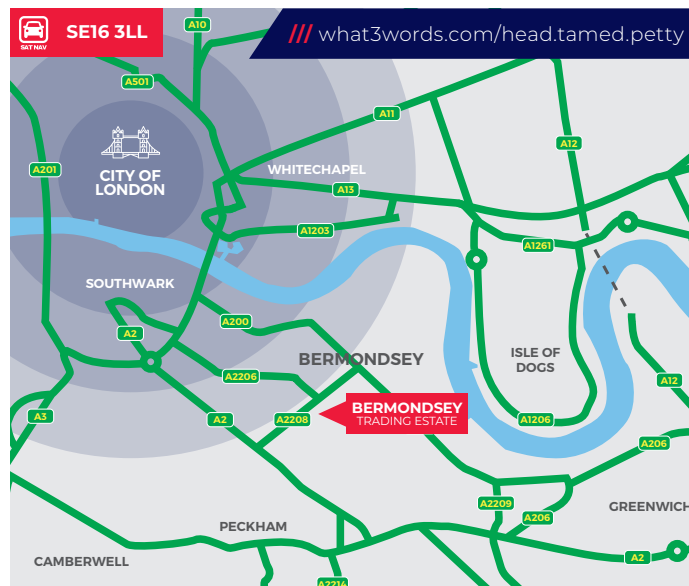
**IPIF**

## 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

**IPIF**  
0800 804 8600  
www.ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**USP.**  
usp.london  
020 3757 7777

**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126

**JLL**  
property.jll.co.uk

**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574

**LEVY**  
REAL ESTATE  
020 7930 1070  
levyrealstate.co.uk

**Andrew Hughes**  
andrew.hughes@levyrealstate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealstate.co.uk  
07743 530 151



### 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	4,098	381	A-23
First Floor Offices	1,145	106	
<b>Total</b>	<b>5,243</b>	<b>487</b>	

### DESCRIPTION

Comprehensively refurbished 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.

### SPECIFICATION

- Newly Refurbished
- 1 EV charging point
- 49 roof mounted photovoltaic panels
- New LED lighting throughout
- New double glazed windows and doors
- Insulated shutter door
- 125 kVa Power
- 24-hour estate security with CCTV



On behalf of the landlord



**Aaron Burns**  
aaron.burns@ipif.co.uk



**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126



**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574



**Andrew Hughes**  
andrew.hughes@levyrealestate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealestate.co.uk  
07743 530 151

### 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.



On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

**Aaron Burns**  
aaron.burns@ipif.co.uk

**USP.**  
usp.london  
020 3757 7777

**Vince Cheung**  
vince@usp.london  
07736 880 310

**Alex Jackson**  
alexj@usp.london  
07562 649 126

**JLL**  
property.jll.co.uk

**Jacob Bishop**  
jacob.bishop@jll.com  
07709 515 033

**Peter Davidson**  
peter.davidson@jll.com  
07920 597 574

**LEVY**  
REAL ESTATE  
020 7930 1070  
levyrealstate.co.uk

**Andrew Hughes**  
andrew.hughes@levyrealstate.co.uk  
07747 626 657

**Henry Newland**  
henry.newland@levyrealstate.co.uk  
07743 530 151