

ILDERERTON  
ILDERERTON  
ILDERERTON  
ILDERERTON  
STUDIOS

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

YOUR  
TRIBE



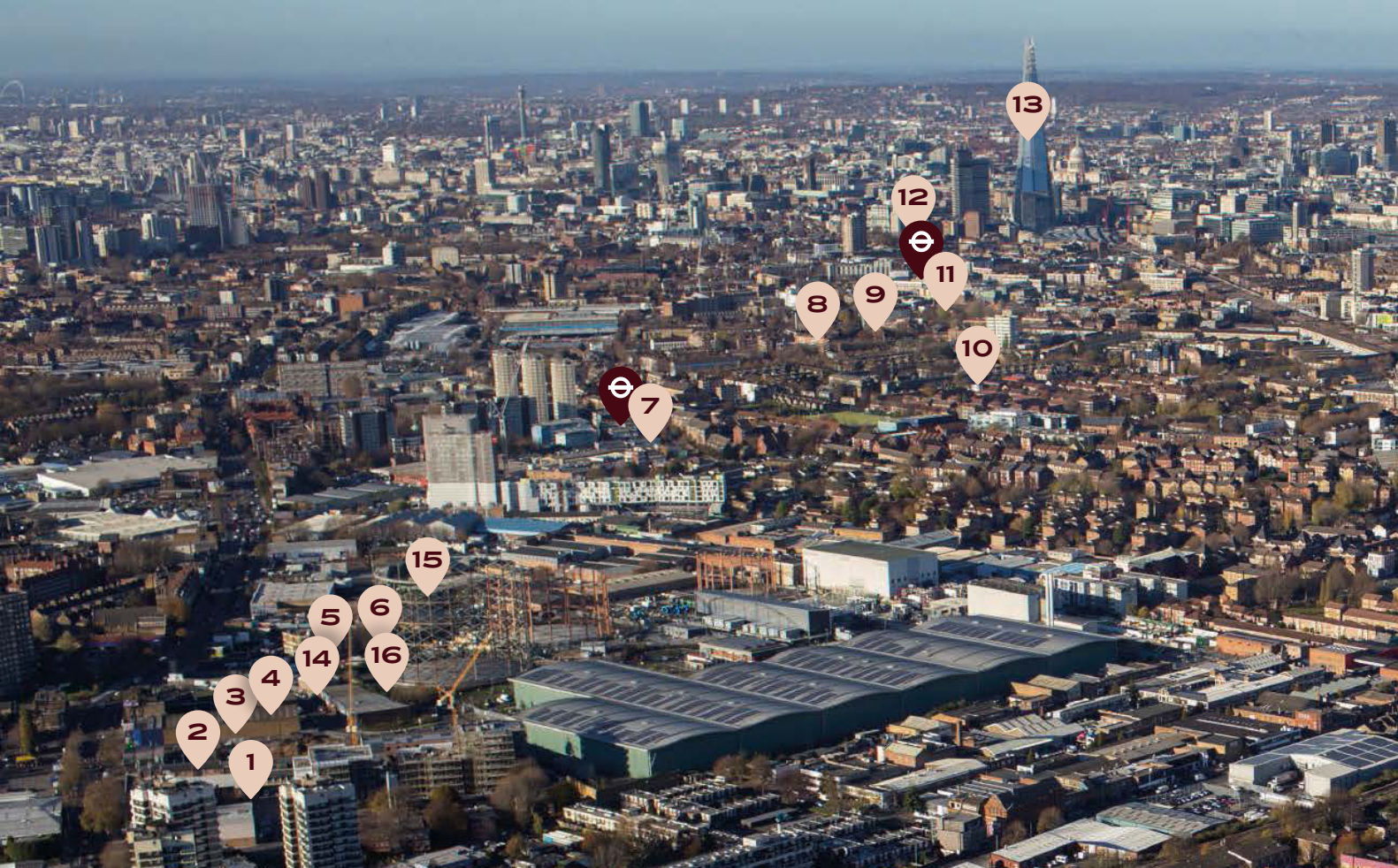
FLEXIBLE, FUNCTIONAL &  
FUTURE-PROOF  
**COST EFFECTIVE UNITS**  
SECURE & SELF CONTAINED

**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	£21,240	£12.00	£1,770	Available	<a href="#">VIEW</a>
2	Ground	2,700	£32,400	£12.00	£2,700	Available	<a href="#">VIEW</a>
3	Ground	1,450	£24,500	£17.00	£2,040	Let	<a href="#">VIEW</a>
4	1st	2,000	£34,000	£17.00	£2,833	Let	<a href="#">VIEW</a>
5	1st	2,680	£40,500	£15.00	£3,375	Let	<a href="#">VIEW</a>
6	1st	1,435	£21,500	£15.00	£1,790	Let	<a href="#">VIEW</a>
7	1st	2,350	£28,200	£12.00	£2,350	Available	<a href="#">VIEW</a>

## 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

**Important Notice:** Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Strettons nor Kalmars has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.