

UNIT TO LET

5,355 ft² (497.5 m²)



UNDER
REFURBISHMENT



2 MILES FROM
CENTRAL LONDON



PV ROOF
PANELS



INDICATIVE IMAGE

CGI IMAGE



www.ipif.com/bermondsey

PRIME TRADE COUNTER / INDUSTRIAL UNIT

UNIT 4, BERMONDSEY TRADING ESTATE
ROTHERHITHE NEW ROAD, LONDON, SE16 3LL

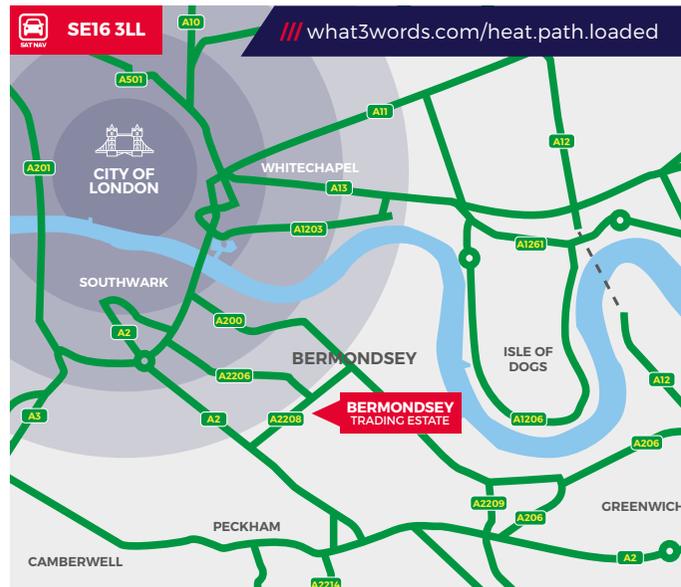
IPIF

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
07443 530 151

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

| UNIT 4 | FT ² | M ² | EPC |
|--------------|-----------------|----------------|-----|
| Ground Floor | 4,100 | 380.9 | TBC |
| First Floor | 1,255 | 116.6 | |
| Total | 5,355 | 497.5 | |

DESCRIPTION

Unit 4 is a brick-built end-terrace industrial unit of steel portal frame construction. The extensive refurbishment includes new roofs, cladding, roller shutters, door and windows. 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 & REFURBISHMENT

- New roof and cladding
- New roof-mounted 7kWp photovoltaic panels
- New LED lighting throughout
- New double-glazed aluminium windows and doors
- New roller shutter door
- Separate personnel entrance
- 3 phase power
- 24 hour estate security with CCTV



INDICATIVE IMAGE



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
07443 530 151

Existing Occupiers Include:



PRE-REFURBISHMENT IMAGE

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.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be reassessed upon refurbishment completion.



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
07443 530 151