

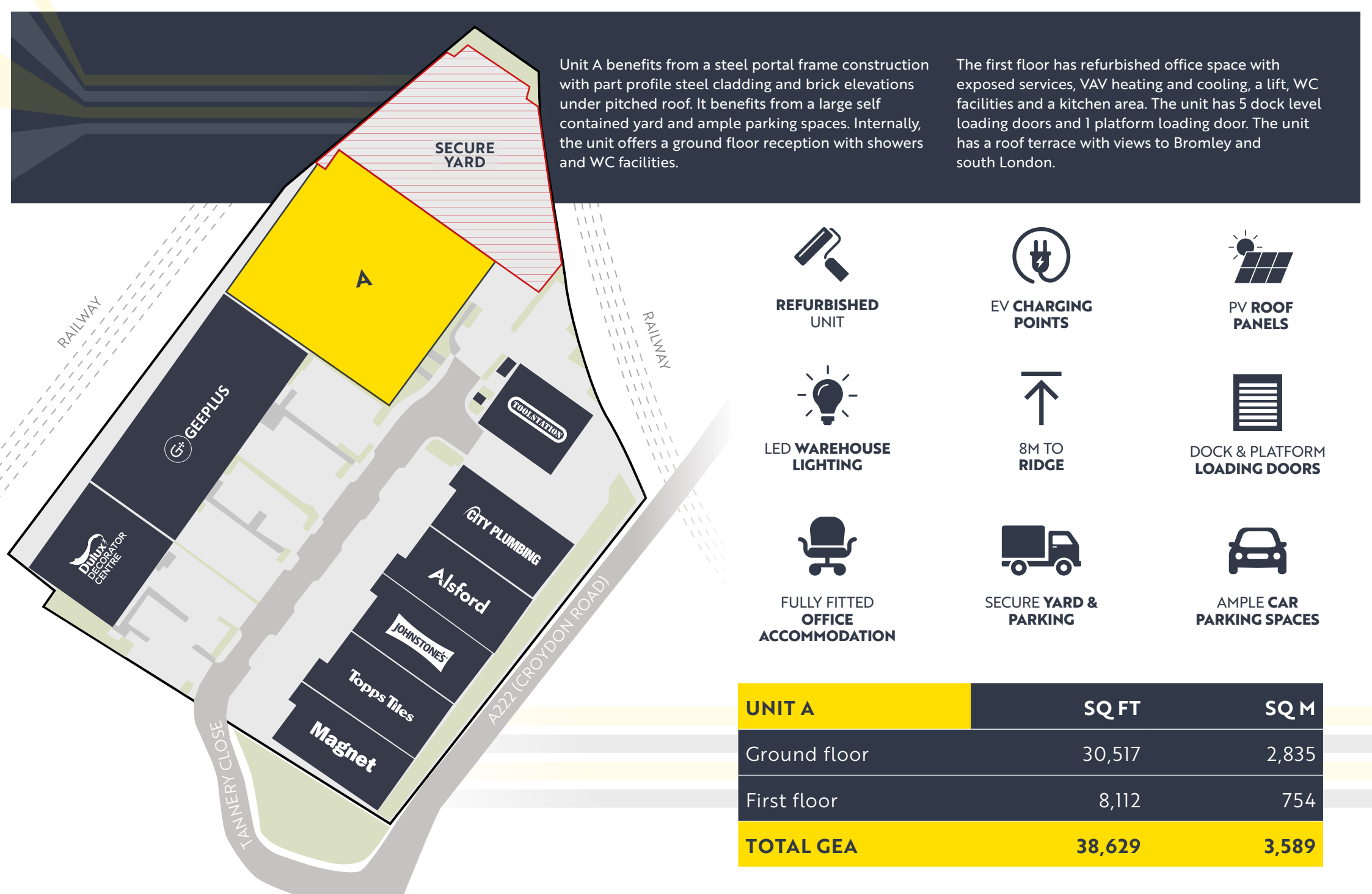
REFURBISHED
UNIT **TO LET**
38,629 SQ FT

TRIPLE
TWO
CENTRE

TRIPLE
TWO
CENTRE

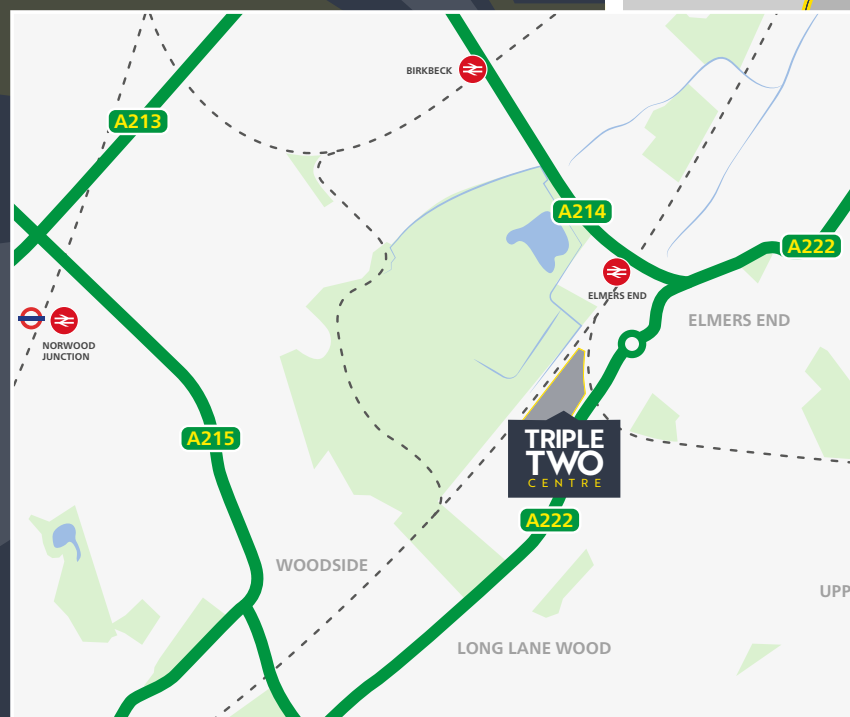
Tannery Close | Elmers End | Beckenham | BR3 4BY


AVIVA
INVESTORS



	MILES	MINUTES
Elmers End Station	0.5	1
Birkbeck Station	0.9	4
Norwood Junction	2.1	10
A205	6	12
Central London	9	45
M25 (J4)	12	32
M23 (J8)	13	40
M20 (J1)	17	44

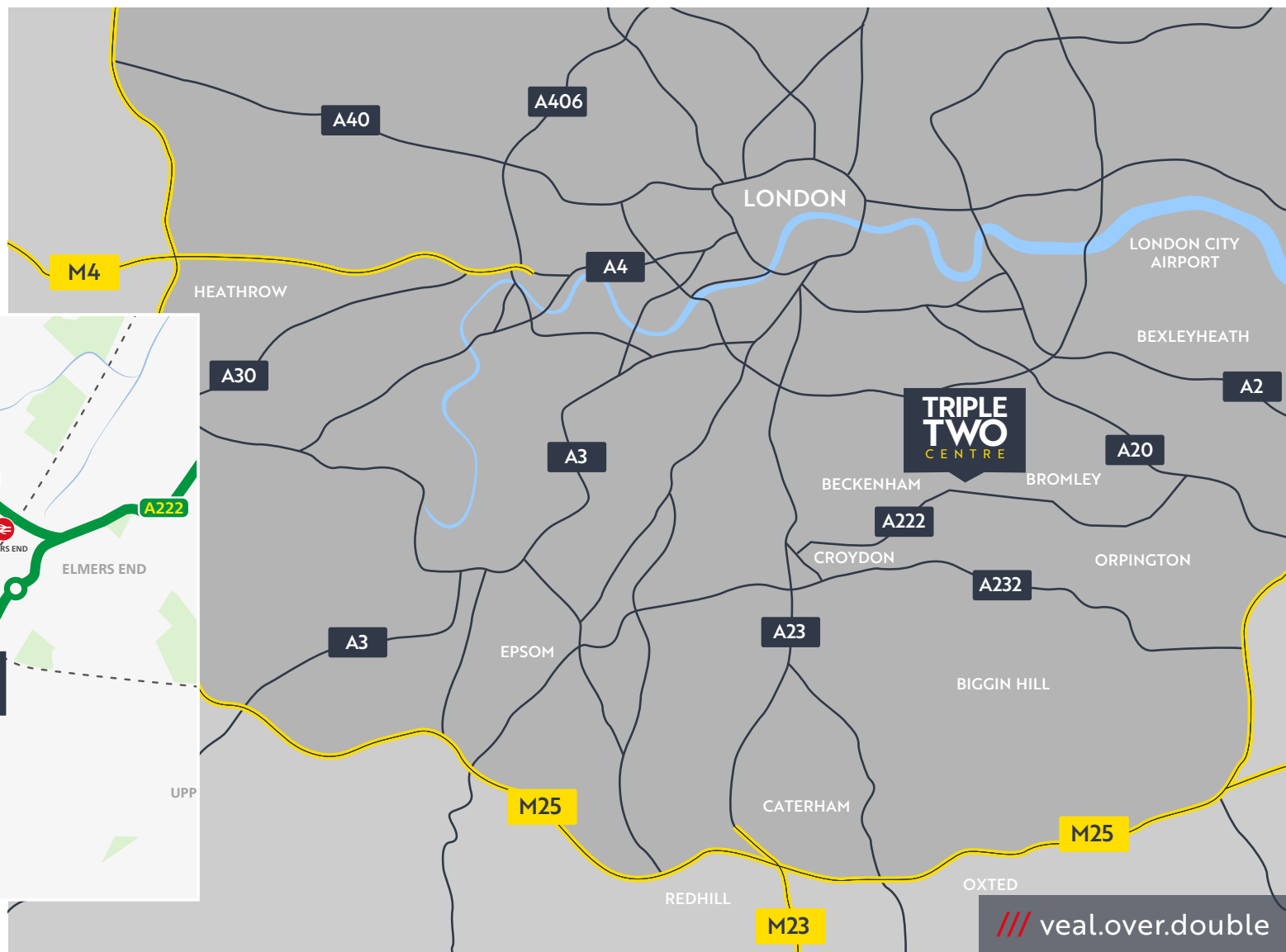
All times & distances have been obtained from Google Maps

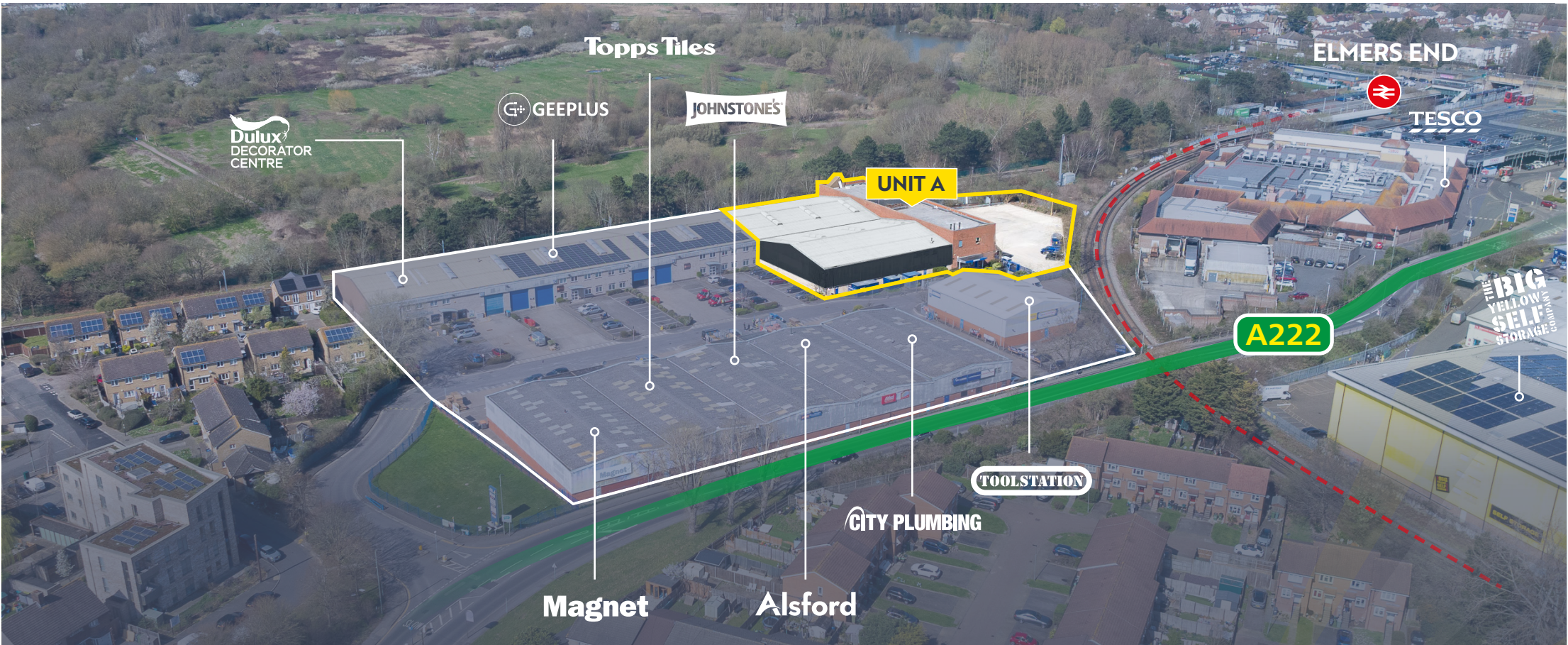


The estate is well situated to provide access across South London with the South Circular (A205) only a 12 minute drive.

Access to the M25, M20 and M23 is possible within 25 minutes to each motorway, providing swift access to the rest of the South East.

There are local train links to Charing Cross (30 mins), London Bridge (20 mins) and Victoria (30 mins), as well as tramlink services across South West London.





RATES

To be reassessed following refurbishment.

EPC

Copy available at request.

RENT

On application.

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ALL ENQUIRIES



Robert Bradley-Smith
robert.bradley-smith@ryan.com
07469 854 799



Chris Knight
chris.c.knight@cushwake.com
07872 822 528

Tom Erxleben
tom.erxleben@cushwake.com
07710 966 234