



TO LET

**95 Haymerle Road,
Southwark, SE15 6SQ**

6,145 sq ft

**Two Self-Contained
Industrial/Warehouse
Units with Secure Gated
Concrete Courtyard:
3,186 sq ft to 6,565 sq ft
available - Southwark,
SE15**

stirlingackroyd.com



Description

Two open plan warehouse/light industrial units which are well suited to a variety of occupiers. Suitable for storage, warehouse, light industrial and trade counter uses (subject to planning)

Ceiling Heights : Minimum clear internal height: approximately 3.0m and Maximum internal height to apex: approximately 5.7m

Loading via roller shutter doors

Rental : Unit 1 - 3,380 sq ft : £62,500 per annum

Rental : Unit 2 - 3,186 sq ft : £57,500 per annum

Rental of both Unit 1 and 2 : £120,000 per annum exclusive

Rent is subject to VAT

Business Rates - tbc

Flexible Lease Terms Available - Lease direct with the Landlord - All new tenancies subject to a minimum 3 month rent deposit and rent paid quarterly in advance.



Key points

- Open Plan layouts - Ideal For A Variety Of Occupiers Requiring Storage & Loading Options
- Two Adjoining Warehouse Units - With 3 phase power supply & External Uncovered Yard Area - Each unit benefits from its own roller shutter access
- Rental £120,000 Per Annum for both units/whole space
- Unit 1 - 3,379 Sq Ft plus 715 sq ft external concrete yard
- Unit 2 - 3,186 Sq Ft plus 619 sq ft external concrete yard
- Available Now - New Flexible Lease Terms Units Can Be Let Individually Or Collectively



Location

Haymerle Road just behind the Cantium Retail Park to the north on Old Kent Road (retailers including B&Q, Asda, Halfords etc.), whilst Peckham town centre is located approximately 0.5 miles to the south.

The property is also located within the vicinity of several hundred newly built apartments and will therefore be of particular interest to businesses that can benefit from being close to a densely populated residential catchment.

In terms of road access, the property is situated in close proximity to the A2 and A202, providing excellent links to Central London, South West London, South East London and Kent with easy access to Tower Bridge, Rotherhithe, Blackwall and Silvertown Tunnels

The nearest railway station is South Bermondsey (approximately 1.1 miles away), providing direct services to London Bridge (one stop), East Croydon and Crystal Palace.

The units form part of the Old Kent Road Regeneration district, an exciting project in the heart of The London Borough of Southwark.

Transport Links



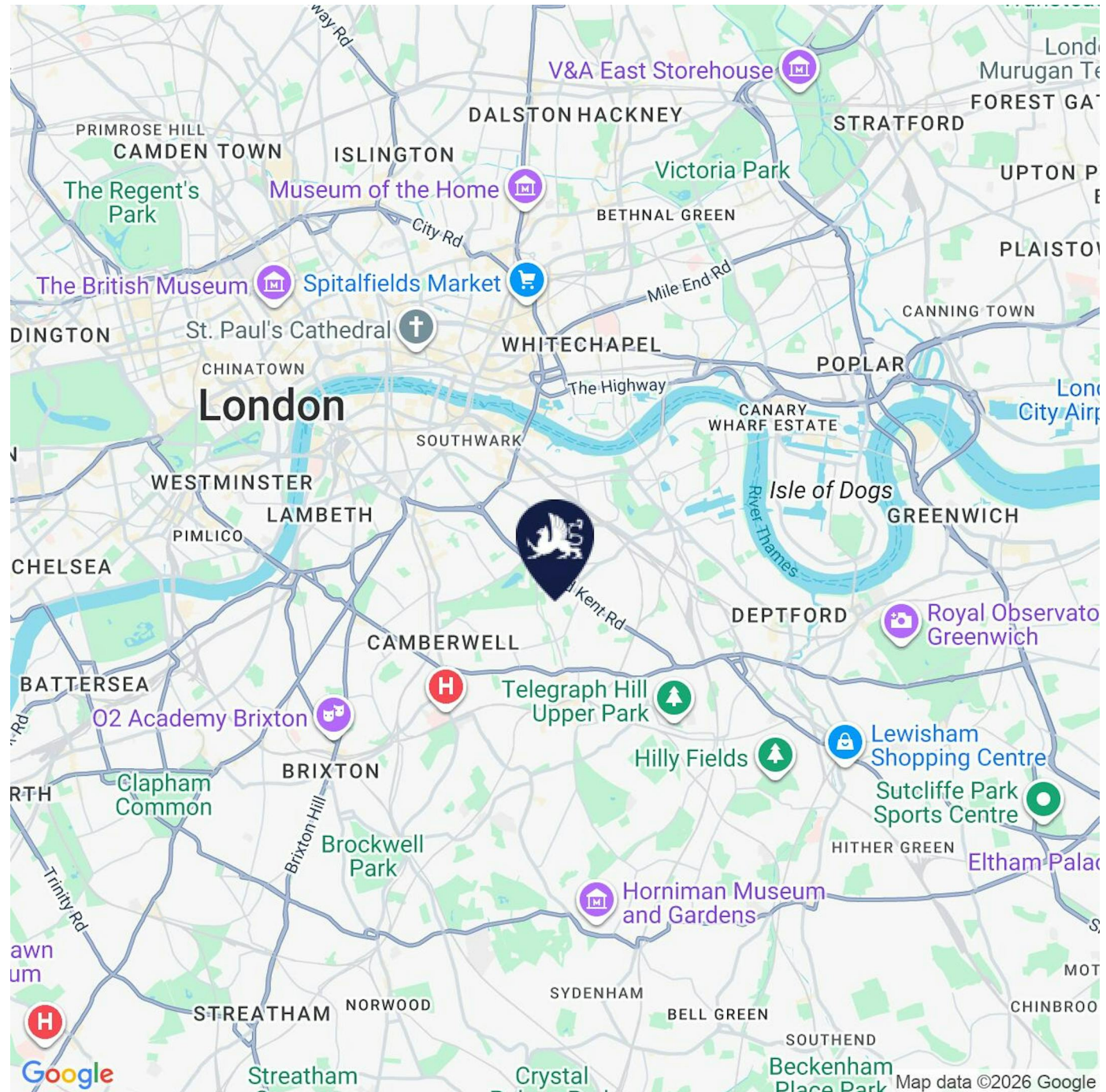
South Bermondsey 0.8 Miles

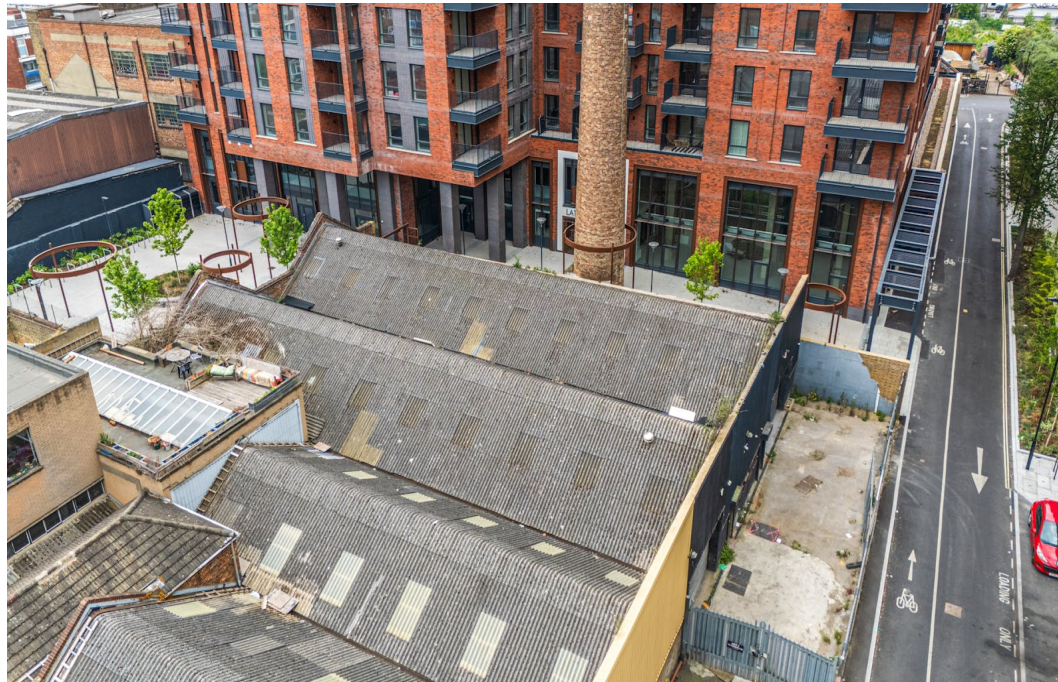


Queens Road Peckham 0.8 Miles



Peckham Rye 0.9 Miles





Accommodation

Name	sq ft	sq m	Availability
Unit - 1	3,379	313.92	Available
Unit - 2	3,186	295.99	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£54,000 - £120,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	E (107)

Viewing & Further Information



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