

To Let

Unit C1, Six Bridges Trading Estate,
Marlborough Grove, London,
SE1 5JT (Refurbishment underway)



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Trade Last mile
Warehouse/ Industrial unit
available.

8,532 Sq ft

Unit C1 Six Bridges Trading Estate, Marlborough Grove, (off Old Kent Road), London SE1 5JT.



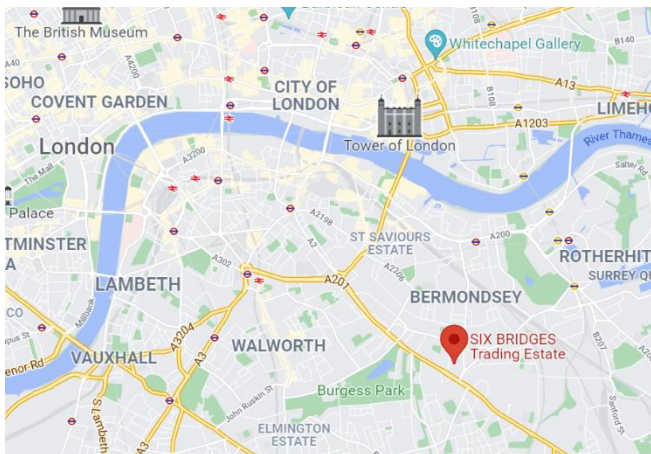
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Description

The end of terrace unit is of portal frame construction with brick and profile cladding to the external elevations.

The unit benefits from a generous loading yard serviced by a ground level roller shutter doors and car parking spaces. There are no hours of use restrictions on the unit.

Internally the warehouse has an eaves height of 6.18m. WC's are situated on the ground floor with office accommodation on the first floor. The unit is undergoing a refurbishment programme.



Location

Six Bridges Trading Estate is an established industrial trade park, just off the Old Kent Road (A2), on Marlborough Crescent. The Old Kent Road offers access north to the City and south onto the A20 and the National Motorway Network. Victoria and Green Park are 4 miles and 5 miles to the north, respectively.

South Bermondsey station is ½ mile to the north, with services to London Bridge and Crystal Palace. Elephant and Castle underground station (Bakerloo and Northern Line) is 2 miles away with Bermondsey station (Jubilee- 1mile) offering excellent access to the West End and City. Numerous Bus routes run along the Old Kent Road to Lewisham, Deptford, Shoreditch and Marylebone.

Accommodation

Area	Sq Ft	Sq M
Warehouse	6,894	640.45
Ground Floor Office	819	76.08
First Floor Office	819	76.08
Total	8,532	792.61

EPC

An EPC is available on request.

Terms

The unit is available to let, on a new lease to be agreed direct from the landlords.

Legal Costs

Each party to bear their own legal costs.

Business Rates

We understand the property has a Rateable Value of £69,000 however occupiers are requested to make their own enquiries with the London Borough of Southwark.

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