

## UNIT 2 OSSORY ROAD, OFF OLD KENT ROAD, LONDON SE1 5AN



## TO LET 10,012 SQ FT (930.52 SQM) WAREHOUSE/INDUSTRIAL UNIT

12-14 Denman Street, London W1D 7HJ  
T: 0203 151 1011 / [info@tlre.co.uk](mailto:info@tlre.co.uk) / [tlre.co.uk](http://tlre.co.uk)

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## LOCATION

The property is located in a prime South London position offering good access to central London and SE London locations. Ossory Road is just off the Old Kent Road (A2) which is undergoing largescale development providing more homes and local amenities. The A2 provides excellent access to Victoria only 4 miles away. The unit is adjacent to a Rexel Senate depot with SELCO, TLC, City Plumbing and an ASDA superstore all in close proximity. South Bermondsey station is ¾ mile to the north with services to London Bridge and Crystal Palace. Bermondsey station is approximately 1 mile away (Jubilee Line) and numerous bus routes run services along the Old Kent road to Lewisham, Deptford Shoreditch and Marylebone.



## DESCRIPTION

The steel portal frame unit offers modern column free space within a secure compound in a central location.

The unit benefits from 6.93m eaves height, up and over loading door, translucent roof panels, first floor offices, and WCs to both ground and first floors.

The yard has a depth of 25.29m

The offices are arranged over first floor and benefit from suspended ceiling, perimeter trunking, carpeting and WCs.

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## TERMS

The unit is on a new lease to be agreed with the landlord.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse	773.09	8,318
First floor office	157.43	1,694
<b>TOTAL</b>	<b>930.52</b>	<b>10,012</b>

## AMENITIES

- Secure yard
- 3 phase electricity
- Ground and first floor WCs
- Up and over loading door with canopy
- 6.93m eaves

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## BUSINESS RATES

Potential occupiers are advised to make their own enquiries to the LB Southwark.

## LEGAL COSTS

Each party is to bear their own legal costs in this matter.

## VIEWING

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