



Unit 0 Six Bridges Trading Estate

TO LET

Newly Refurbished

Available Now

Industrial / Warehouse / Trade Unit
Self Contained Yard with Separate Access
11,036 SQ FT (1,025 SQ M)



Marlborough Grove,
Old Kent Road,
Bermondsey, SE1 5JT



ASDA

Elephant and Castle
Train Station &
Overground

CITY
PLUMBING

TESCO

Argos

TLC Electrical
Distributors

London Bridge
Train Station &
Overground

3.6 Miles/ 15 mins
to Central London

Bermondsey
Overground

B&Q

carpetright.

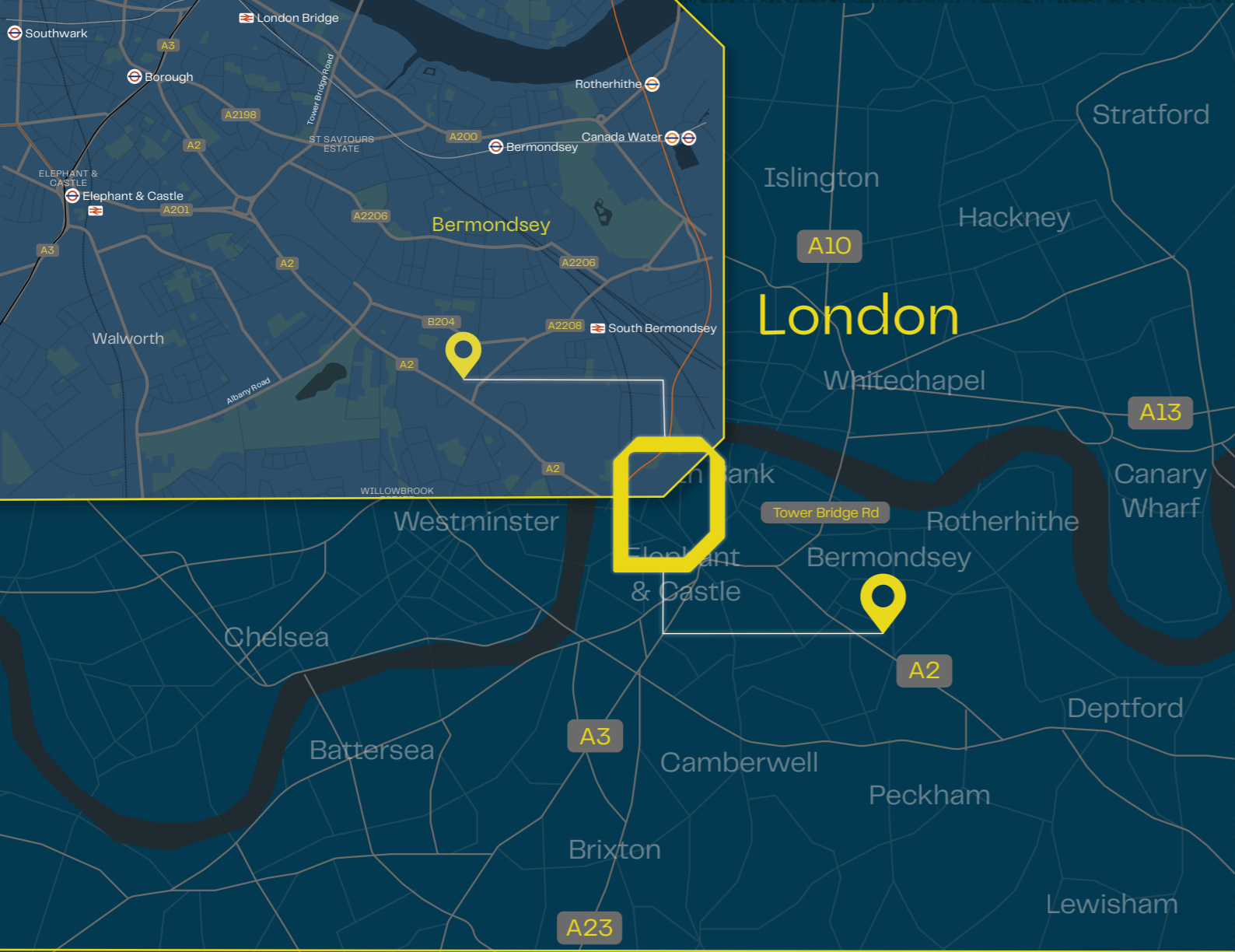
A2 / Old Kent Road

South Bermondsey
Train Station

Unit D Six Bridges
Trading Estate

selco BUILDERS
WAREHOUSE





Description

UNIT D is a self-contained and secure unit situated on the well established Six Bridges Trading Estate. The unit has been comprehensively refurbished and is available now.

The accommodation includes ground floor warehouse space along with ground floor ancillary office accommodation.

There is a single full height level access loading door to the front elevation, along with 2 smaller loading doors which lead to a secure, self contained yard area. The internal space has a clear internal height of approximately 5.4m.

The unit has an additional 4 spaces outside of the secure yard area.

UNIT D	SQ FT	SQ M
Warehouse & Ancillary	11,036	1,025



Location

The Property is situated in an established commercial location on Marlborough Grove, adjacent to the A2/Old Kent Road. The immediate area is undergoing significant development and Unit D affords an exciting opportunity to secure a rarely available unit in the location. The A2 provides direct access to Elephant and Castle as well as Tower Bridge Road which provides fast access to the West End and the City of London respectively.

The scheme is well serviced by public transport, with Bermondsey (Jubilee line) 1 mile away. Elephant and Castle, London Bridge and South Bermondsey national rail and underground stations are also in close proximity. Additionally, there are numerous bus routes that service Old Kent Road with destinations to Lewisham, Greenwich and the West End.

ROAD/LOCATION	MILES	MINUTES
A2	0.2	2
Deptford	2.5	8
Peckham	1.9	8
A205	4	14
Victoria	4.2	14
West End	3.6	15
A406	10	24
M25 J2	15.4	26
TRAIN	MILES	MINUTES
South Bermondsey	0.7	4
London Bridge	1.9	8
Elephant & Castle	2.3	9
AIRPORT	MILES	MINUTES
London City Airport	7.3	22
Heathrow	19.3	45
Gatwick	27.8	55



x2 EV Charging Points



LED Lighting



3 Level Access Loading Doors



New Roof



Strategic Central London Location



24 Hour Access



Column Free



5.4m Clear Height



Secure Self Contained Yard Area

Unit D Six Bridges Trading Estate



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Old Kent Road,
Bermondsey, SE1 5JT



Business Rates

Interested parties are advised to make their own enquiries with Southwark Borough Council.

VAT

All prices and other costs quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Service Charge

A service charge is levied for the upkeep and maintenance of the common parts of the estate.

EPC

Available on request.

Terms

Available by way of a new lease on terms to be agreed, direct from the landlord.

Contact:



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