

WAREHOUSE/INDUSTRIAL UNIT: TO LET

UNIT B1 SIX BRIDGES TRADING ESTATE
MARLBOROUGH GROVE (OFF OLD KENT ROAD)
SE1 5JT



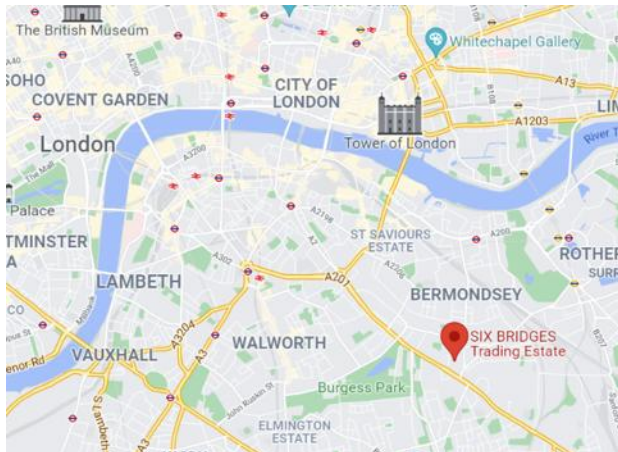
Available to let
11,078 SQ FT (1029 SQM)

12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

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.



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 will undergo a refurbishment programme.

TERMS

The unit will be available by way of a new lease direct from the landlord.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	Tbc	Tbc
First floor office	tbc	Tbc
TOTAL	1029	11,078

AMENITIES INCLUDE

- Storage to 3.6m on ground floor
- Up and over loading door
- 3 phase power
- First floor offices with kitchenette
- Generous loading apron and parking

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

BUSINESS RATES

Interested parties are invited to enquire with the London Borough of Southwark.

LEGAL COSTS

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

VIEWING

Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk

Joint Agents: Colliers
T: 020 73440 6510
E: georgia.lever@colliers.com