

Proposed Refurbishment CGI



Existing Commercial Unit



15

**GALLEYWALL
ROAD** BERMONDSEY
LONDON SE16 3PB

Warehouse with ancillary offices to let

DESCRIPTION

Comprising a single storey portal frame warehouse building, arranged in two bays, serviced by a large concrete yard with an ancillary office block over three floors to the front. The property will benefit from an internal and external refurbishment, which the landlord is prepared to undertake on an agreed basis.

SPECIFICATION

- 6.3 m clear height
- Three phase power
- Three roller shutter doors
- Self-contained, secure yard
- Three-storey office

SIZE

Warehouse: 2,681 sqm / 28,858 sqft

Offices: 742 sqm / 7,986 sqft

Total: 3,423 sqm / 36,844 sqft



Proposed Refurbishment CGI

RENT

Available on request.

LEGAL COSTS

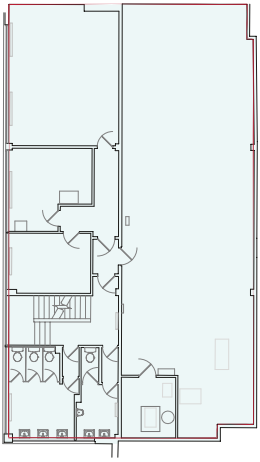
Each party to bear their own costs.

TERMS

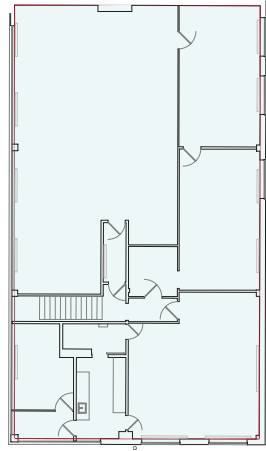
The property is available to let on a new FRI lease.

VIEWING

Available through KALMARS.

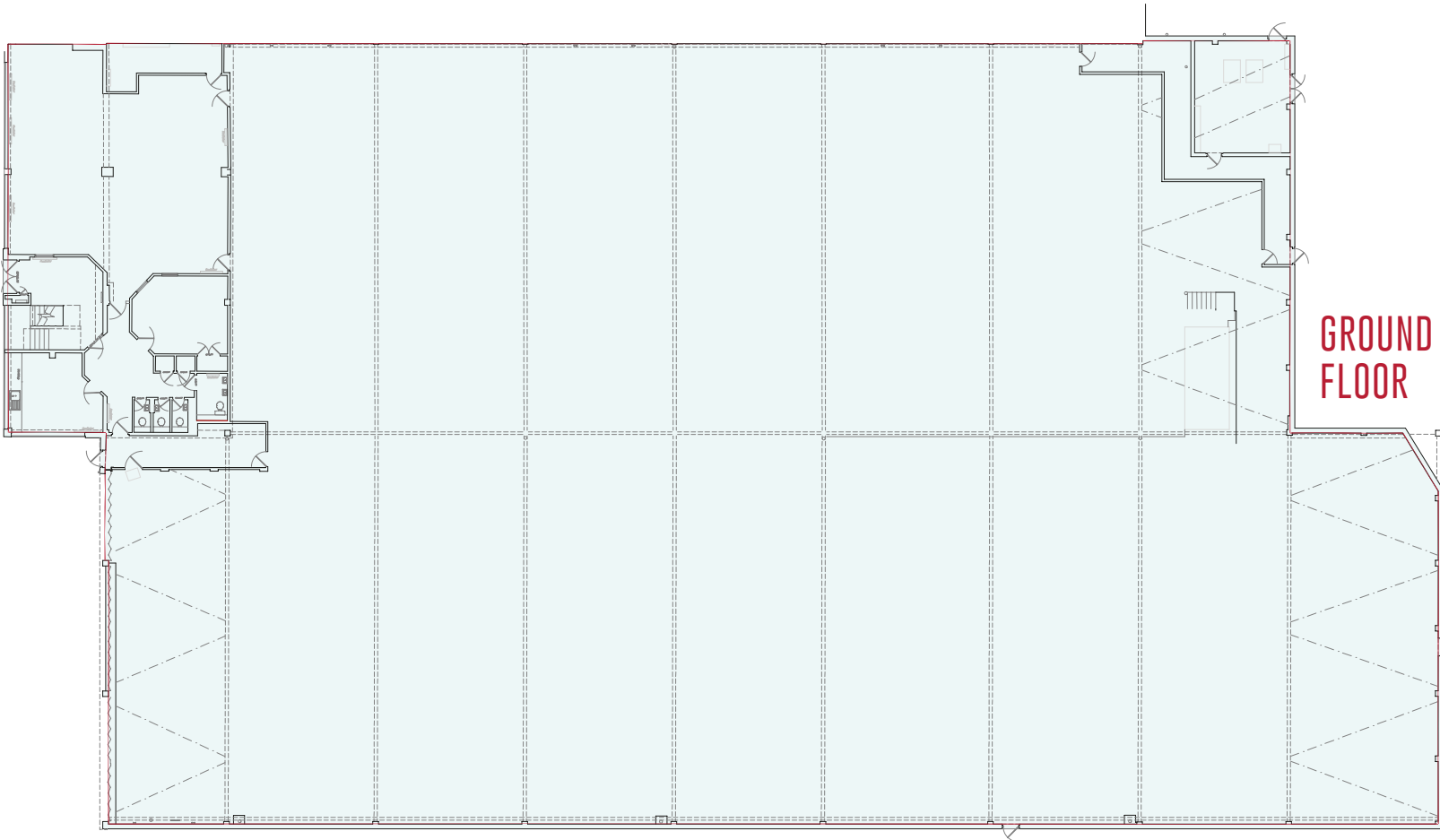


FIRST FLOOR



SECOND FLOOR

GIA	SQM	SQFT
Ground Floor	2,934 sqm	31,579 sqft
First Floor	243 sqm	2,621 sqft
Second Floor	246 sqm	2,644 sqft
TOTAL	3,423 sqm	36,844 sqft



GROUND FLOOR

FLOOR PLANS





LOCATION

The property is located approximately 1 mile south east of Tower Bridge in a location ideal for servicing central London. This is a long established industrial area, however this property represents a rare opportunity to acquire a high quality building of its size on economic terms.

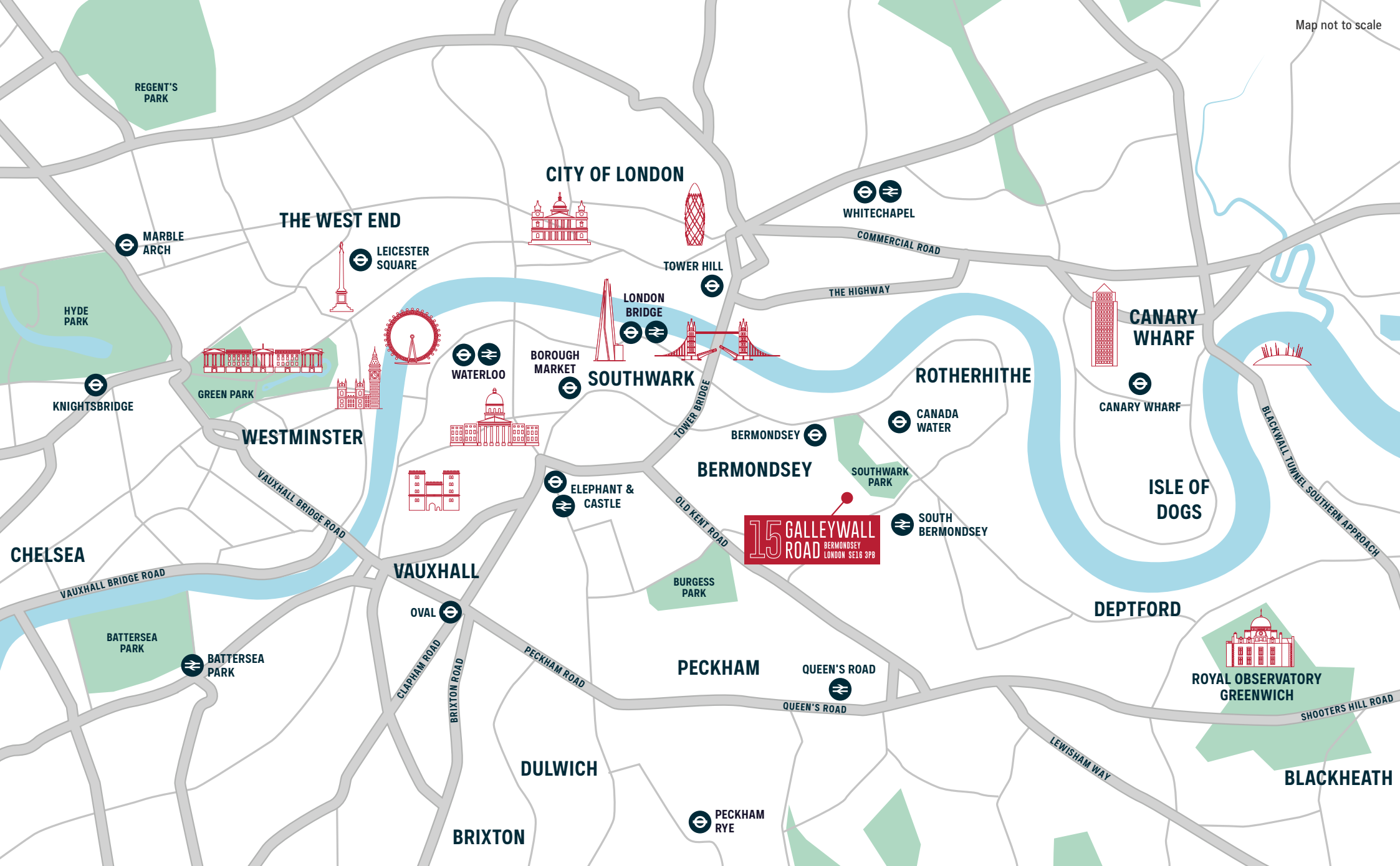
Galleywall Road is conveniently located for South Bermondsey overground station (4 minutes from London Bridge station); Bermondsey station (Jubilee line) and overground line.



BY TUBE FROM BERMONDSEY

1 min	○	Canada Water
2 mins	○	London Bridge
≈ mins	○	Canary Wharf
5 mins	○	Waterloo
11 mins	○	Bond Street
15 mins	○	Stratford
32 mins	○	Wembley Park

All train times are approximate and have been taken from tfl.gov.uk



CITY OF LONDON

THE WEST END

WESTMINSTER

SOUTHWARK

BERMONDSEY

ROTHERHITHE

CANARY WHARF

ISLE OF DOGS

DEPTFORD

PECKHAM

DULWICH

BRIXTON

BLACKHEATH

15 GALLEYWALL ROAD
BERMONDSEY
LONDON SE16 3PB

15 GALLEYWALL ROAD, BERMONDSEY, LONDON SE16 3PB

KALMARS

COMMERCIAL

www.kalmars.com

FOR FURTHER INFORMATION PLEASE CONTACT

PIERS HANIFAN

0207 403 0600

piersh@kalmars.com

RICHARD KALMAR

0207 403 0600

richardk@kalmars.com

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Brochure designed by seandadesign.uk