

**Warehouse/Industrial and office Premises To Let**

**\*REDUCED RENT ELECTRICITY AND GAS RATES FIXED UNTIL 2025\***

**5,221 sq. ft (485.06m<sup>2</sup>)**

**Unit 15, Bellingham Trading Estate, Franthorne Way Bellingham,  
London SE6 3BX**



**Location**

Bellingham Trading Estate is situated off Randlesdown Road adjacent to Bellingham Station with direct Thames link services to Farringdon (CrossRail) London Bridge and St Pancras.

There are good road links with access to Central London via the A20, A205 South Circular and the A2

**Description**

The property is of brick and steel portal frame construction.

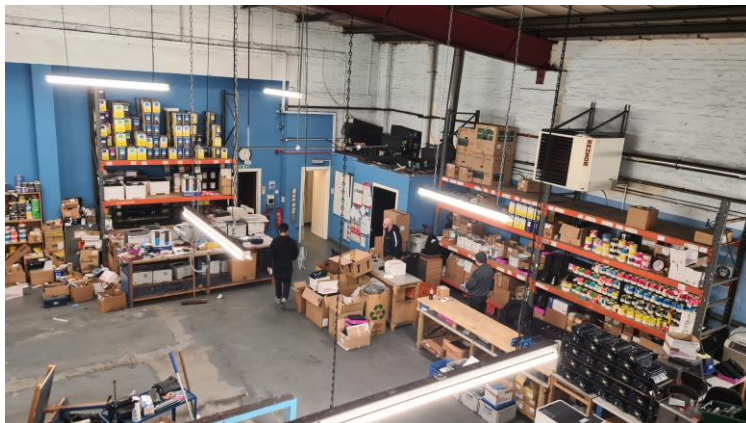
A ground Floor lobby leads to the ancillary first floor offices and to the warehouse to the rear.

There is a large roller shutter loading door (approx. 4.14h x 5.3w)

The offices are currently divided into a number of offices with demountable partitioning and there is a kitchenette nearby.

Male and Female WC's are situated at ground and mezzanine level.

To the rear is a mezzanine office and storage area.  
Parking is immediately in front of the unit.



**Accommodation (approximate area GIA)**

**Warehouse 3,826 sq. ft (355.5m<sup>2</sup>)**

**First Floor offices 934 sq. ft (86.8m<sup>2</sup>)**

**Mezzanine 460 sq. ft (32.7m<sup>2</sup>)**

**Total Approximate Area 5,221 sq.ft (485.06m<sup>2</sup>)**

**\*WAREHOUSE COULD BE LET SEPERATELY\***



**Amenities include:**

- Min 5m to eaves
- Blower Heater to WH
- Good Natural light to offices
- Separated loading bay
- 24/7 site security
- Security shutter

**Lease**

The property is available for a term to be agreed and on effectively full repairing and insuring basis.

**Rent**

£65,000 per annum exclusive, subject to contract

**Rates and Service charge**

Further details are available from the agent

**Legal Costs**

Each party will be required to bear their own costs in the transaction.

**Viewing** Strictly by appointment Martin Burke 0207 734 1910 or [mb@martinburkeassociates.com](mailto:mb@martinburkeassociates.com)

Sept 2022