



New Lease
Available

UNIT B1
Galleywall Trading Estate
Bermondsey SE16 3BP

Single Storey Factory/Warehouse
14,000SqFt / 1,300SqM

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Single storey light industrial warehouse building with ancillary office set across the 1st and 2nd floors.
Large roller shutter doors lead into the warehouse which has 6.9 metre (22' 9'') eaves height.
The previous tenants, using it as a print works, installed extra first floor offices, workshop and a suspended ceiling.

Amenities

Air conditioning to offices
Heating
3 phase electricity
Yard to the front providing 10 car parking spaces

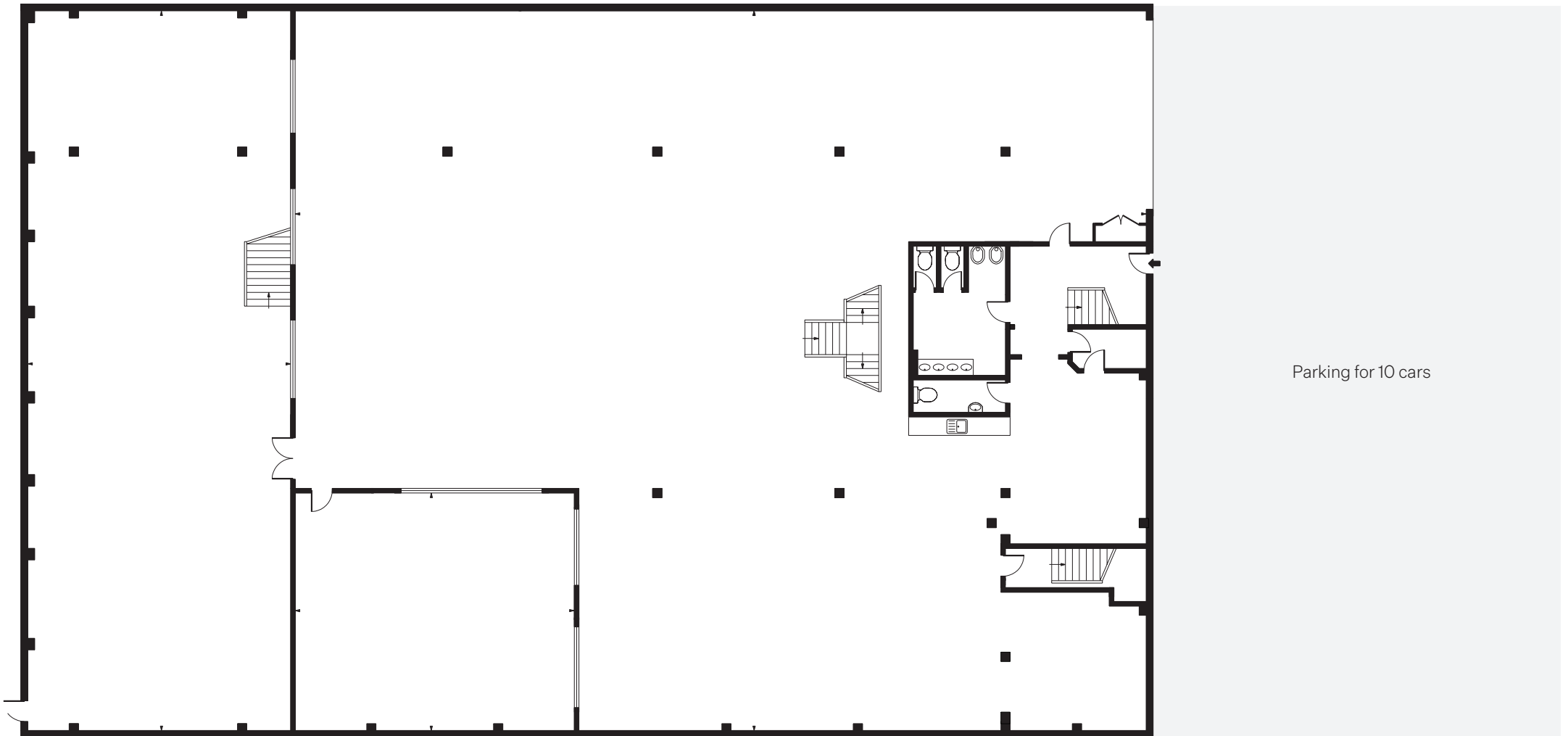




Ground Floor

10,334SqFt / 960SqM

Floor	SqFt	SqM
Ground	10,334	960
1	1,833	170
2	1,833	170
Total	14,000	1,300
Tenants fitting	2,482	230.5



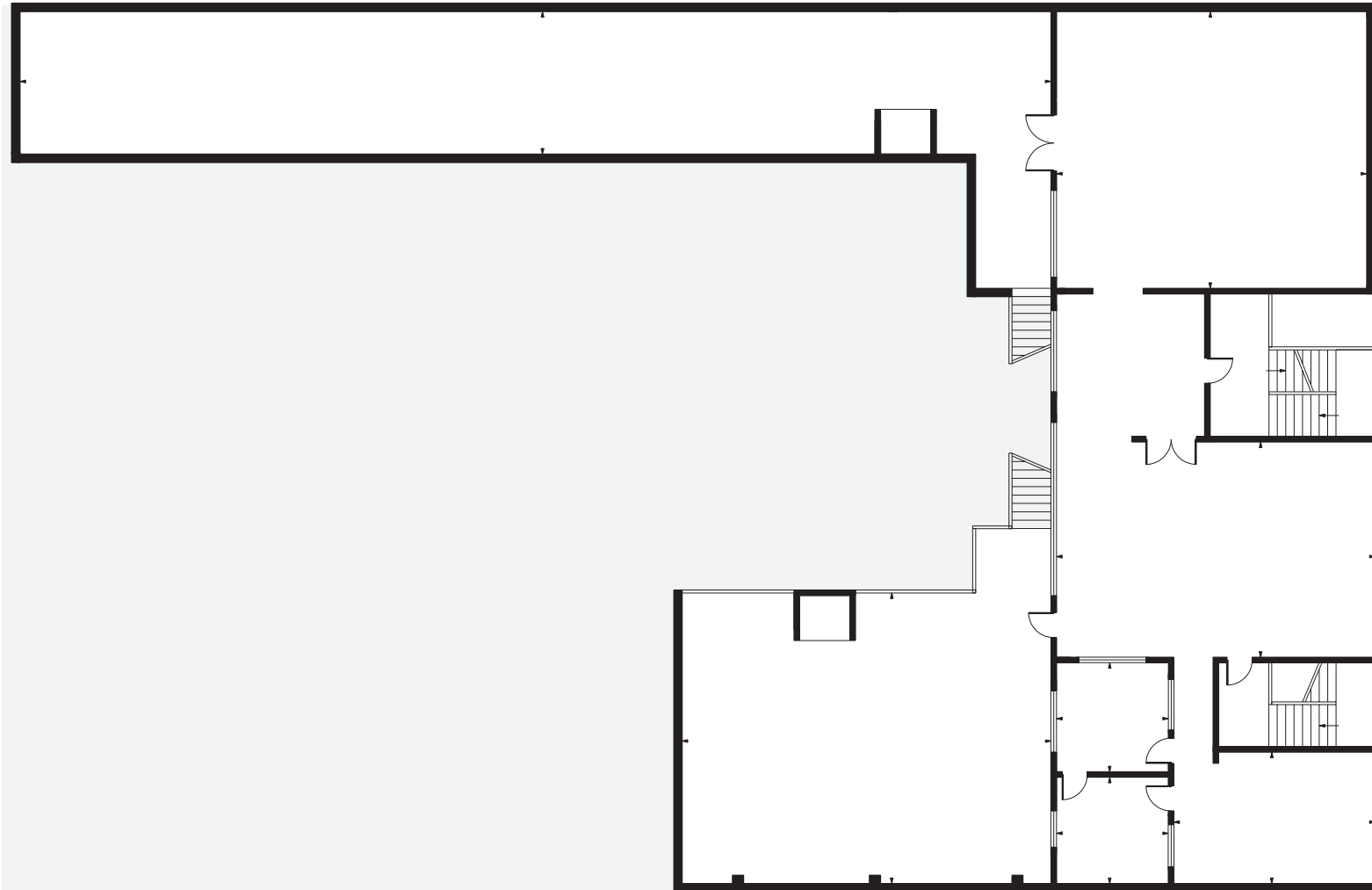
Parking for 10 cars

1st Floor + Mezzanine

1,883SqFt/170SqM

Floor	SqFt	SqM
Ground	10,334	960
1	1,833	170
2	1,833	170
Total	14,000	1,300
Tenants fitting	2,482	230.5

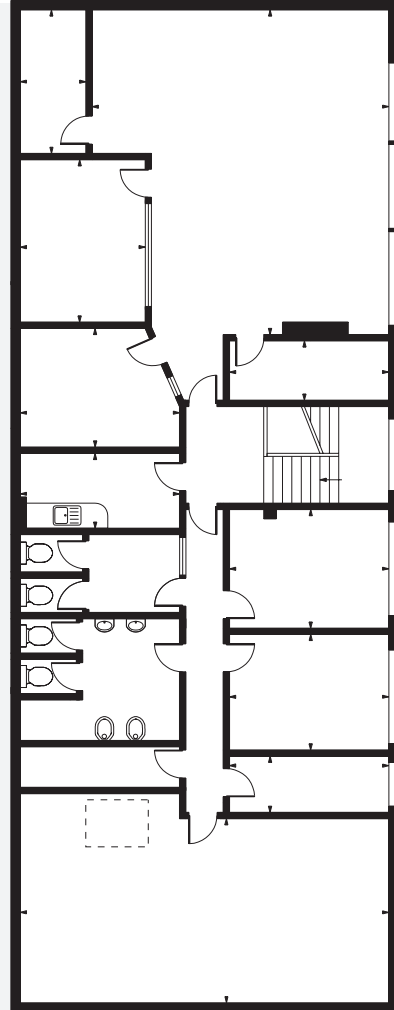
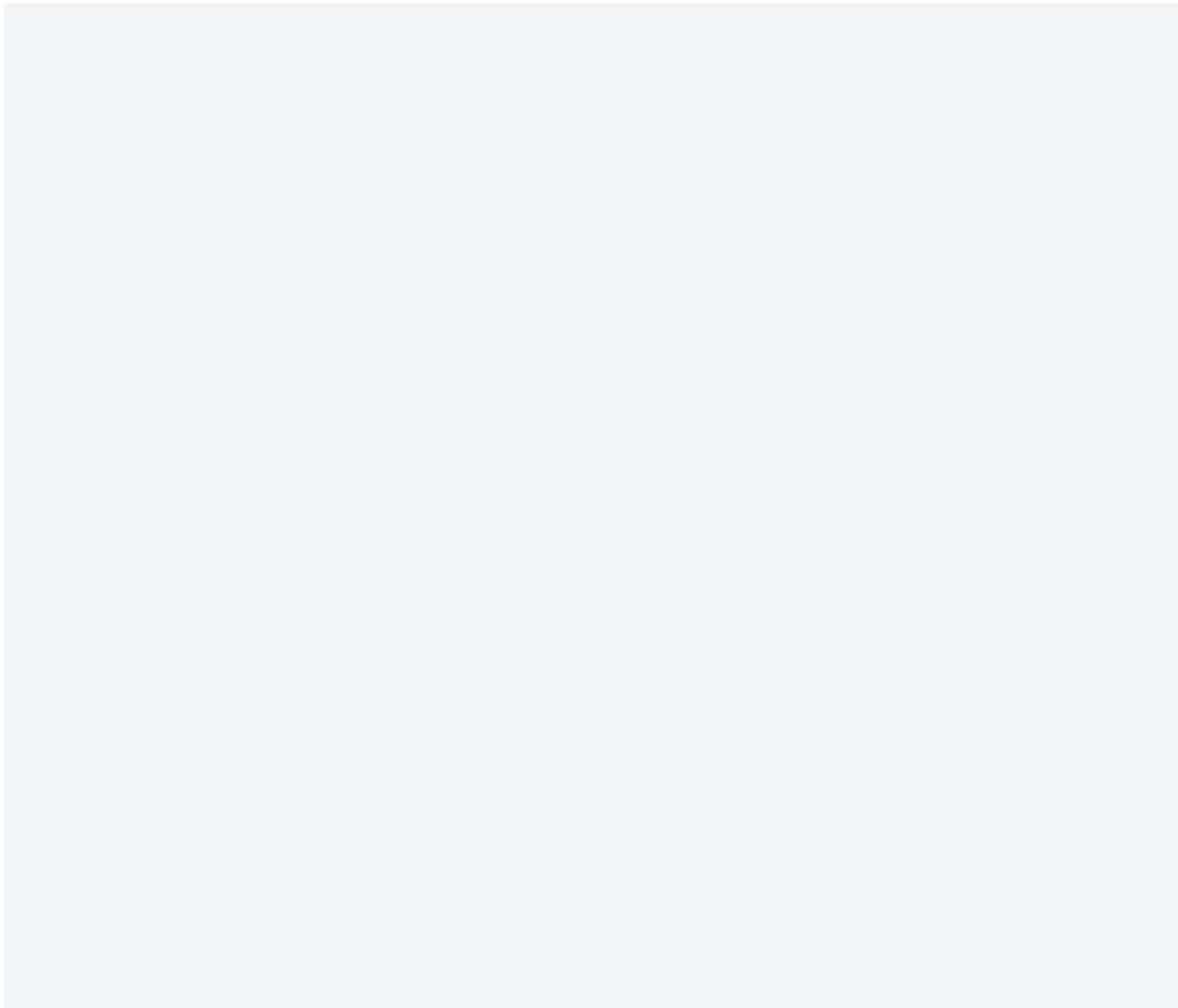
The tenant's mezzanine area can remain if required at no extra cost.



2nd Floor

1,883SqFt/170SqM

Floor	SqFt	SqM
Ground	10,334	960
1	1,833	170
2	1,833	170
Total	14,000	1,300
Tenants fitting	2,482	230.5





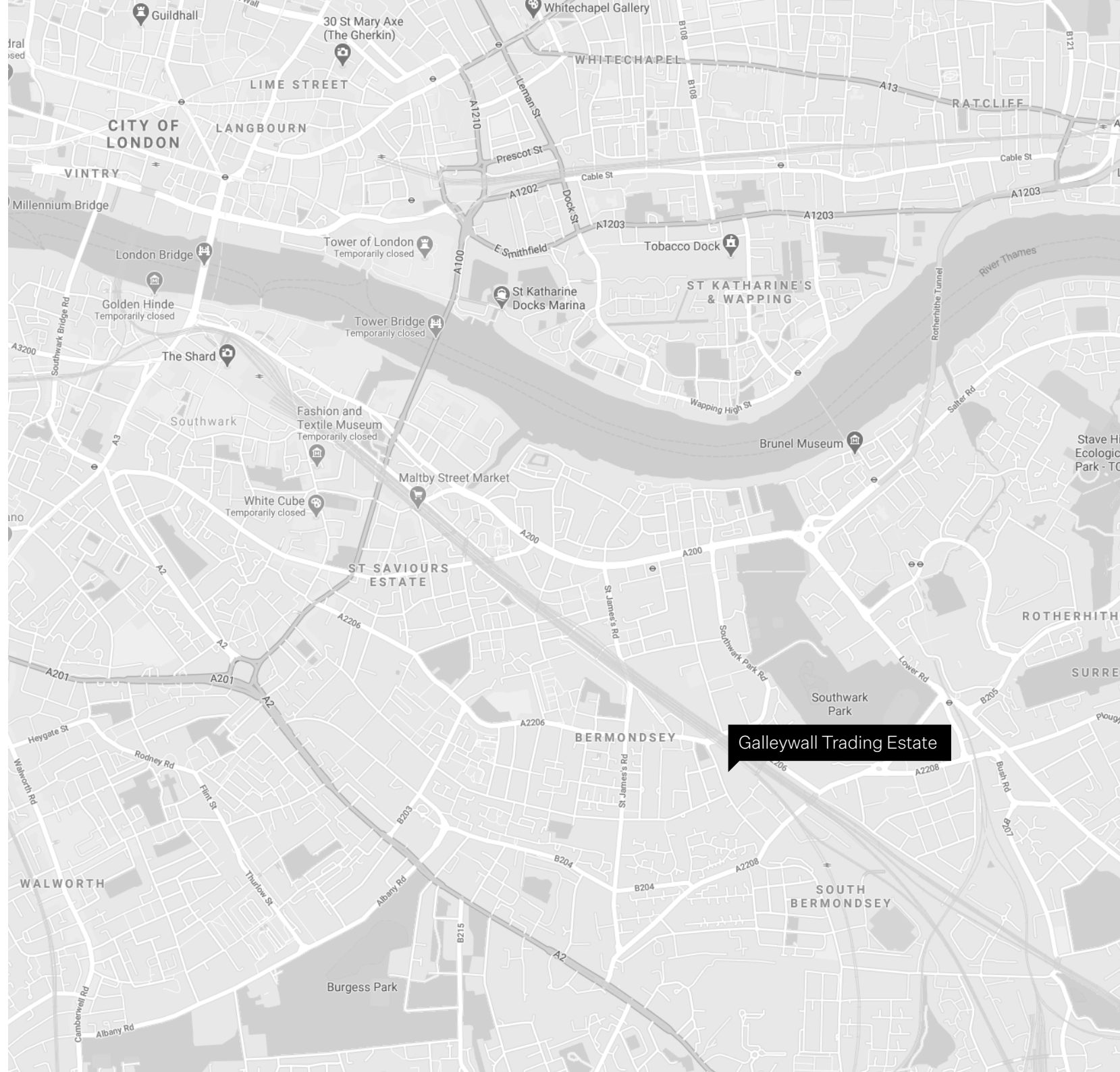
Galleywall Trading Estate

Location

Located close to the City, the property is exceptionally well placed for businesses serving Central London and the South East. Bermondsey Underground (Jubilee line) and South Bermondsey mainline stations are nearby, providing rapid access into Central London and Canary Wharf. Direct distance calculated by Google are as follows:

Connectivity

South Bermondsey Rail Station **0.2 Miles**
Bermondsey Underground (Jubilee) **0.3 Miles**
Tower Bridge **1.2 Miles**
Bank of England **2 Miles**



Rates

The Rateable Value is £97,000. Thus, rates payable in 2020/2021 are £49,664

Lease

A new FRI lease to be agreed with the landlord.
Rent on application.

Viewing

By appointment through joint sole agents.

Union Street Partners

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KALMARS

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