



A rare opportunity to lease two separate warehouse units in Zone 1.

INDUSTRIAL

TO LET

8,017 SQ FT

(744.80 SQ M)

- Two sliding loading doors
- Gated yard
- Zone 1 location
- Fitted first floor offices
- Mezzanine currently installed

OVERVIEW

Available Size	8,017 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

DESCRIPTION

The property consists of two separate warehouse and office units either side of a gated yard. The ground floors comprise warehouse space with clear heights between 3.8m & 6ms, loading door access from the yard and gas heaters. A mezzanine floor is currently installed in both units. The first floors comprise office space with air conditioning units, kitchens and central heating. The yard measures 1,650 sq ft (153 sq m).

LOCATION

The property is located on Southwark Bridge Road, near to the junction with Borough Road, with all of the Central London bridges within a short driving distance. Waterloo, Southwark, Borough, London Bridge and Elephant and Castle stations are all also within a short walking distance.

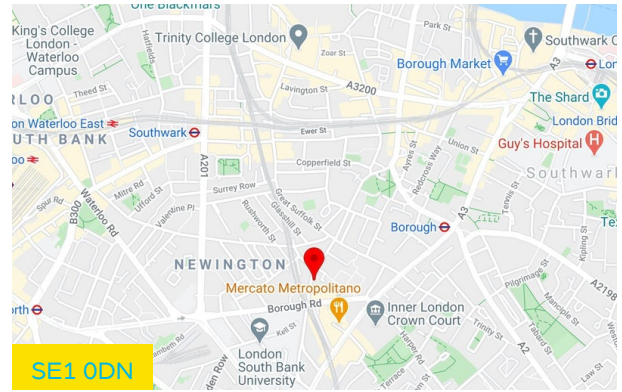
ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Warehouse	5,529	513.66	Available
1st - Offices	2,488	231.14	Available
Total	8,017	744.80	

TERMS

The unit is available on new full repairing and insuring lease.



VIEWING & FURTHER INFORMATION

LUCA NARDINI

020 7312 7447 | 07818 012455

Luca.Nardini@montagu-evans.co.uk

ROBERT COHU

0203 004 2912 | 07341 090165

robert.cohu@montagu-evans.co.uk

WILLIAM IRVING

020 7312 7454 | 07818 538 218

william.irving@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 05/03/2021