

TO LET

Industrial / Warehouse / Trade Building Approx 11,078 SQ FT (1,029.18 SQ M)

Colliers

020 7935 4499

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Unit B1 Six Bridges Trading Estate

Marlborough Grove (Off Old Kent
Road), Bermondsey, SE1 5JT

Key Points

- To be refurbished – Available Q4 2026.
- Strategic Central London location
- 5.6 m minimum eaves height
- 1 level access roller shutter loading door
- 3 phase power
- First floor offices with kitchenette
- Generous loading apron and parking



Contacts

Georgia Lever

Mobile: 07599 533143

Phone: 020 7344 6510

Email: Georgia.Lever@colliers.com

Chris Blakely

Mobile: 07825 244232

Phone: 020 7344 6644

Email: Chris.Blakely@colliers.com

Joint Agents - TLRE

Paul Londra - pl@tlre.co.uk

Ed Thomason - ed.thomason@tlre.co.uk



ACCOMMODATION (GIA) (Subject to Final Measurement)

Unit B1	SQ FT	SQ M
Warehouse & Ancillary	11,078	1,029.18

Location

Six Bridges Trading Estate is an established industrial trade park situated on Marlborough Grove, just off the A2 (Old Kent Road). The A2 provides direct access to Elephant and Castle as well as Tower Bridge Road which provide fast access to the West End and the City of London respectively.

With regards to public transport, the unit is in close proximity to several bus routes that travel on the Old Kent Road to Lewisham, Deptford, Shoreditch and Marylebone. The unit is approximately 0.6 miles from South Bermondsey underground station and 1.7 miles from both London Bridge and Elephant and Castle Underground and national rail stations respectively.

Description

Unit B1 is an end of terrace unit of portal frame construction situated in the front section of the estate facing the south west. The unit will undergo a refurbishment programme and will be available in Q4 2026.

The accommodation comprises column-free warehouse space at ground floor level, together with WCs. The first floor provides office accommodation. The internal space has a minimum eaves height of approximately 6.18 m.

There is a generous loading area and parking to the front of the unit. There are no hours of use restrictions on the unit.

Terms

Available by way of a new lease on terms to be agreed.

Business Rates

Interested parties are advised to make their own enquiries with Southwark Borough Council.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

Available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All prices and other costs quoted exclusive of VAT.

Neighbouring Occupiers:



Georgia Lever
Mobile: 07599 533143
Email: Georgia.Lever@colliers.com

Chris Blakely
Mobile: 07825 244232
Email: Chris.Blakely@colliers.com

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.