



PARKSIDE  
**BUSINESS  
ESTATE**

DEPTFORD SE8 5JB

**TO LET**  
**NEWLY REFURBISHED**  
**INDUSTRIAL UNITS**  
**C. 940 - 1,510 SQ FT**

# MAKE WORK THRIVE @

## PARKSIDE **BUSINESS ESTATE**

PARKSIDE BUSINESS ESTATE  
OFFERS A RANGE OF REFURBISHED  
INDUSTRIAL UNITS.

Each has been renovated to a high standard, with brand new full-tank lining, electric roller shutter access, 3-phase power supply, LED strip lighting, and WCs. The units have a height of approximately 5 metres to the crown of the arch.



# LOCATION

## NEWLY REFURBISHED INDUSTRIAL UNITS LOCATED IN-BETWEEN SURREY QUAYS AND DEPTFORD.

The properties are situated off Rolt Street, accessed via Abinger Grove and Evelyn Street providing excellent transport links. Vehicular transport links provide access to Central London via the A2/A200 in just 40 minutes, as well as to the South and East via the A2/A206.

Surrey Quays, Canada Water, New Cross and Deptford stations are all less than 10 minutes drive away, offering direct underground and National Rail network services to Canary Wharf, Kings Cross, and Cannon Street.

# TRAVEL TIMES

Deptford Station



New Cross Station



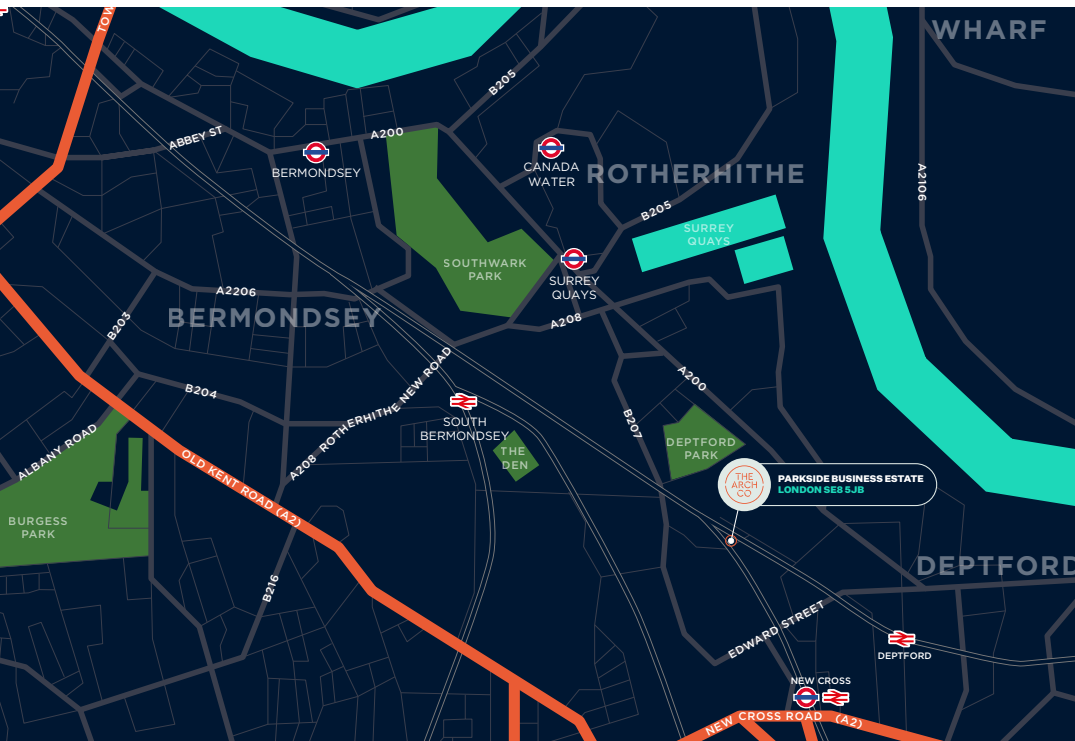
South Bermondsey Station



Surrey Quays Station



Central London





82 82

Unit 82

**TO LET**  
**INDUSTRIAL UNIT**  
c. **1,380 sq ft**  
REF: DEP02163  
Contact us  
**0800 830 840**  
thearchco.com

Unit 82

# ACCOMMODATION

| UNIT | SQ FT | RENT PA |
|------|-------|---------|
| 15   | 940   | £21,000 |
| 35   | 1,270 | £23,000 |
| 36   | 1,270 | £23,320 |
| 37   | 1,510 | £27,000 |
| 68   | 1,360 | £25,000 |
| 69   | 1,420 | £28,320 |
| 70   | 1,420 | £28,440 |
| 82   | 1,370 | £24,960 |



/// wicked.stick.liability



/// oasis.ripe.herbs



/// earth.slimy.jump



/// remain.farm.rated



/// appeal.pure.nearly



/// grape.glove.truth



/// obey.kite.pile



/// proud.curve.nests

# SPECIFICATION



**24/7**  
access



**WC**  
facilities



**Fully**  
refurbished



**3-phase**  
power



**Electric roller**  
shutters



**Minimum crown**  
height  
5 metres



**Flexible lease**  
options  
available

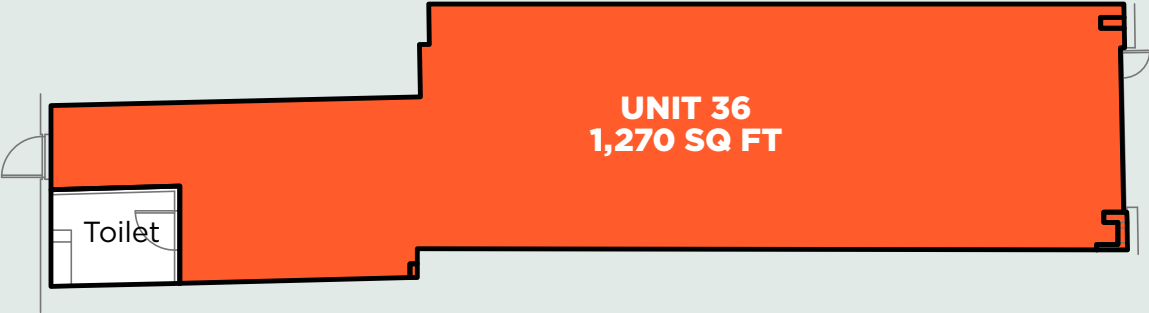
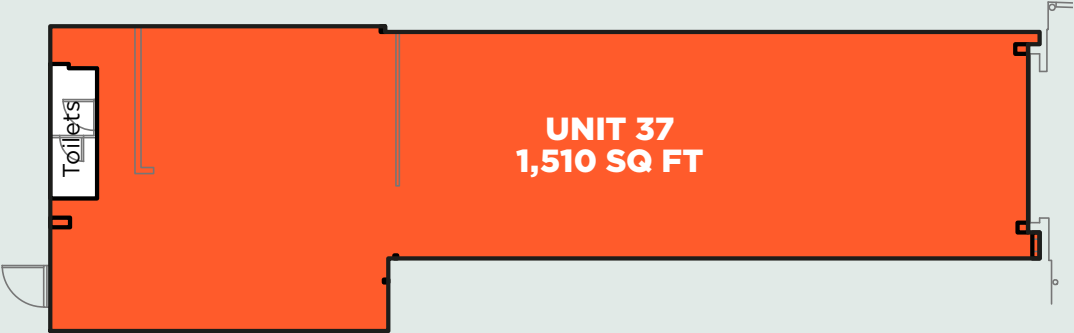
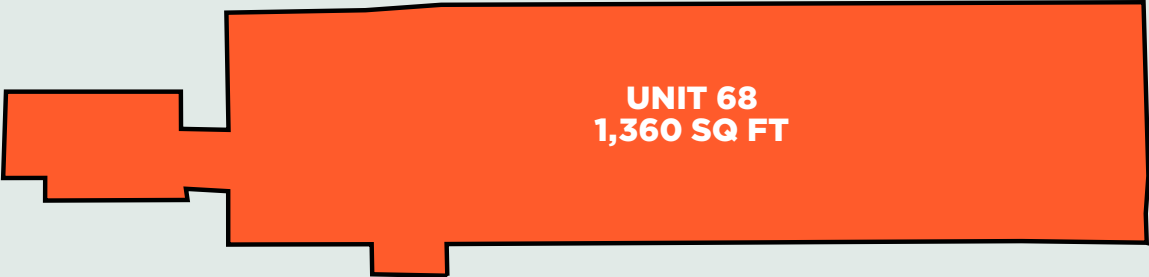


Unit 68

# FLOOR PLANS



PARKSIDE BUSINESS ESTATE



ROLT STREET

Not to scale or relative location

## COSTS PER ANNUM

| Unit                          | 15            | 35            | 36            | 37            | 68            | 69            | 70            | 82            |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Rent</b>                   | £21,000       | £23,000       | £22,320       | £27,000       | £25,000       | £28,320       | £28,440       | £25,000       |
| <b>Service charge</b>         | £550          | £1,700        | £1,080        | £3,000        | £2,160        | £1,680        | £1,920        | £2,760        |
| <b>Insurance</b>              | £260          | £360          | £360          | £240          | £402          | £402          | £360          | £360          |
| <b>Business rates (value)</b> | £3,950        | £5,510        | £5,400        | £6,000        | £6,720        | £5,880        | £5,880        | £5,860        |
| <b>Monthly costs</b>          | <b>£3,510</b> | <b>£2,550</b> | <b>£2,430</b> | <b>£3,020</b> | <b>£2,290</b> | <b>£3,020</b> | <b>£3,050</b> | <b>£2,340</b> |

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

## EPC

B rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

**Conditions under which these particulars are issued.** USP London LLP are obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective purchaser or lessee may be requested to provide information in connection with USP London LLP's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, including as regards - verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction, and, assessing the level of risk that the transaction poses.

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## VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent USP.

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