

UNIT 2 STOCKHOLM ROAD, BERMONDSEY

SE16 3LG

Available To Lease – 25,005 Sq. Ft Industrial Warehouse with E Class Use

CBRE

KEMSLEY
PROPERTY CONSULTANTS
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 **LEVY**
Real Estate

TO LEASE

UNIT 2 STOCKHOLM RD

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KEY DETAILS

- Warehouse with offices
- 5.5m under haunch eaves
- E Class Indoor Sport Use / B8 Use
- 11 Parking Spaces
- Flexible operational space
- Flexible Lease Terms
- Available Immediately

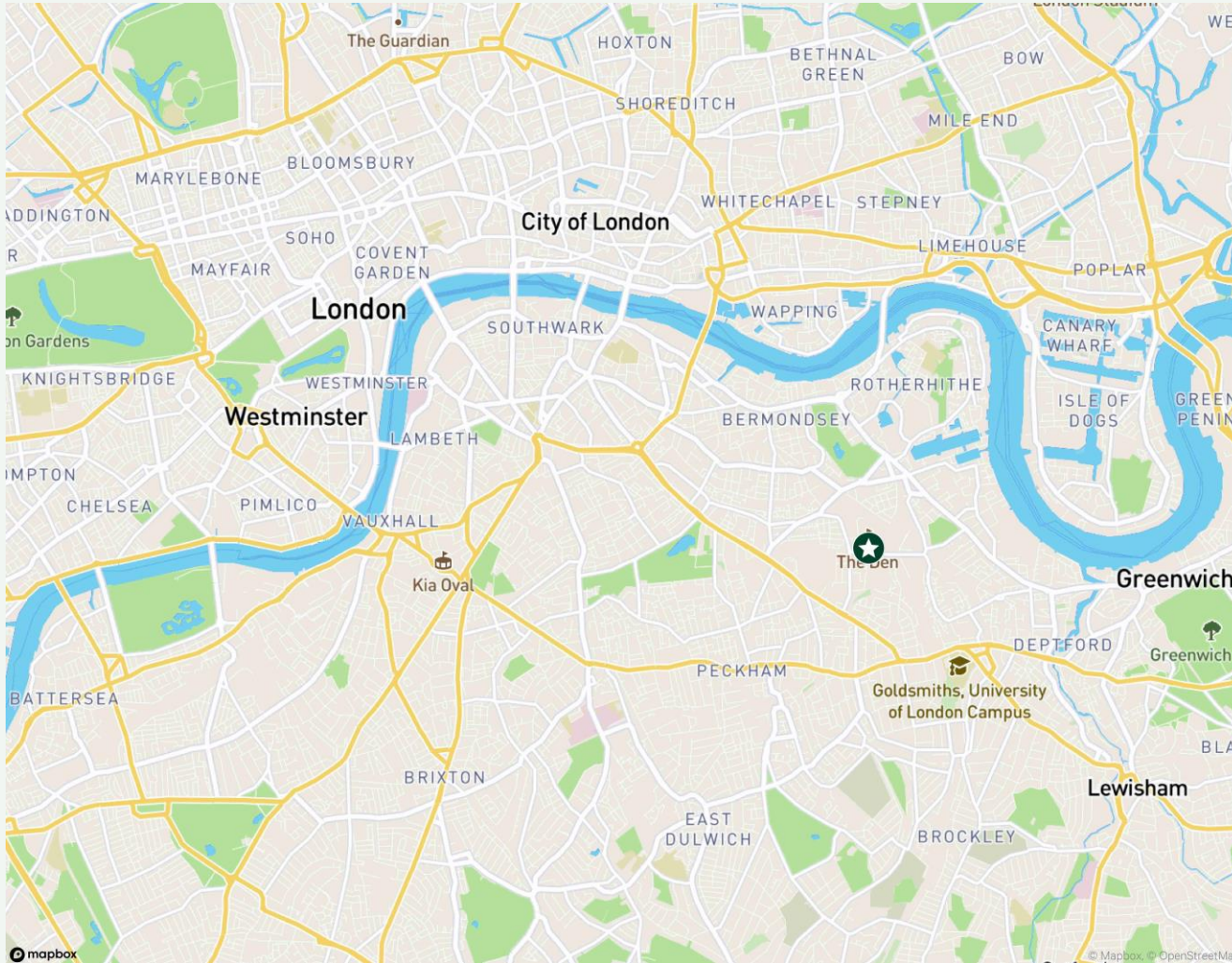
DESCRIPTION

The property comprises a mid terraces warehouse of concrete portal frame construction with brick and clad elevations, serviced by a single full-height roller shutter loading door with ancillary classroom, office, staff and WC facilities provided over ground and first floors. The property currently operates as a basketball and table tennis sports facility but would suit other similar uses. Alternatively, it can revert to B8 Warehouse use.

Externally, the property has allocated parking for 11 cars and is accessed of Ilderton Road.



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LOCATION

The unit is strategically located on Stockholm Road, just off Ilderton Road and immediately north of the Old Kent Road (A2) providing excellent connectivity to Central London, the City, Canary Wharf and the wider South East road network.

Rail services are provided by South Bermondsey mainline station and Surrey Quays, Canada Water Underground station which are all within walking distance of the site.

ROAD

- Old Kent Road (A2) – 0.5 miles
- Tower Bridge – 2.5 miles
- Canary Wharf – 4 miles
- Central London (West End) – 5 miles
- M25 (junction 2 – 12 miles

RAIL

- South Bermondsey Station – 0.3 miles
- London Bridge Station – 1 stop
- Canada Water Station (Jubilee/Overground) -1.5 miles
- Surrey Quays Station (Windrush Line) -1.0 miles

AIR

- London City Airport – 8 miles
- London Heathrow Airport – 21 miles
- London Gatwick Airport – 28 miles

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ACCOMMODATION

	Sq.Ft. (GIA)	Sq.M. GIA
Warehouse/Classroom WC	22,314	2,073
FF Offices	2,691	250
Total	25,005	2,323

The above floor areas are approximate and provided for guidance purposes only. Interested parties should rely on their own enquiries and measurements.

NOTE: The adjoining warehouse of 25,909 sqft can also be made available offering a total of 50914 sqft (4,730 sqm)

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TERMS

Available to let on a new full internal repairing & insuring lease for a term to be agreed.

RENT

On application from agents

RATES

Rateable Value £220,000

SERVICE CHARGE

None

EPC

TBC

PLANNING

The unit has the benefit of Class E Use as an Indoor Sports facility but can revert back to B8 Warehouse use if required.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction

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**FOR FURTHER INFORMATION OR IF YOU WISH TO ORGANISE A VIEWING,
PLEASE CONTACT JOINT AGENTS:**

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