THE ARCH CO

RAYMOUTH ROAD

LONDON **SE16** /// **item.lonely.begins**

TO LET

WAREHOUSE UNITS

C. 3,470 - 3,850 SQ FT

SPACE TO THRIVE @

RAYMOUTH ROAD

INDUSTRIAL WAREHOUSE UNITS WITH THEIR OWN LARGE PRIVATE YARD IN BERMONDSEY.

The secure yard sits to the front of each unit providing space for parking multiple vehicles, a loading and unloading area, and additional storage. Electric roller shutters to the front of the units allow for vehicle access and further loading and storage opportunity.

Each unit has been renovated to feature brick infills and highlevel windows, allowing natural light into the interior. They also benefit from 3 phase power, a separate personnel entrance, ca. 5 metre ceiling heights, and DDA compliant WCs.

4
2

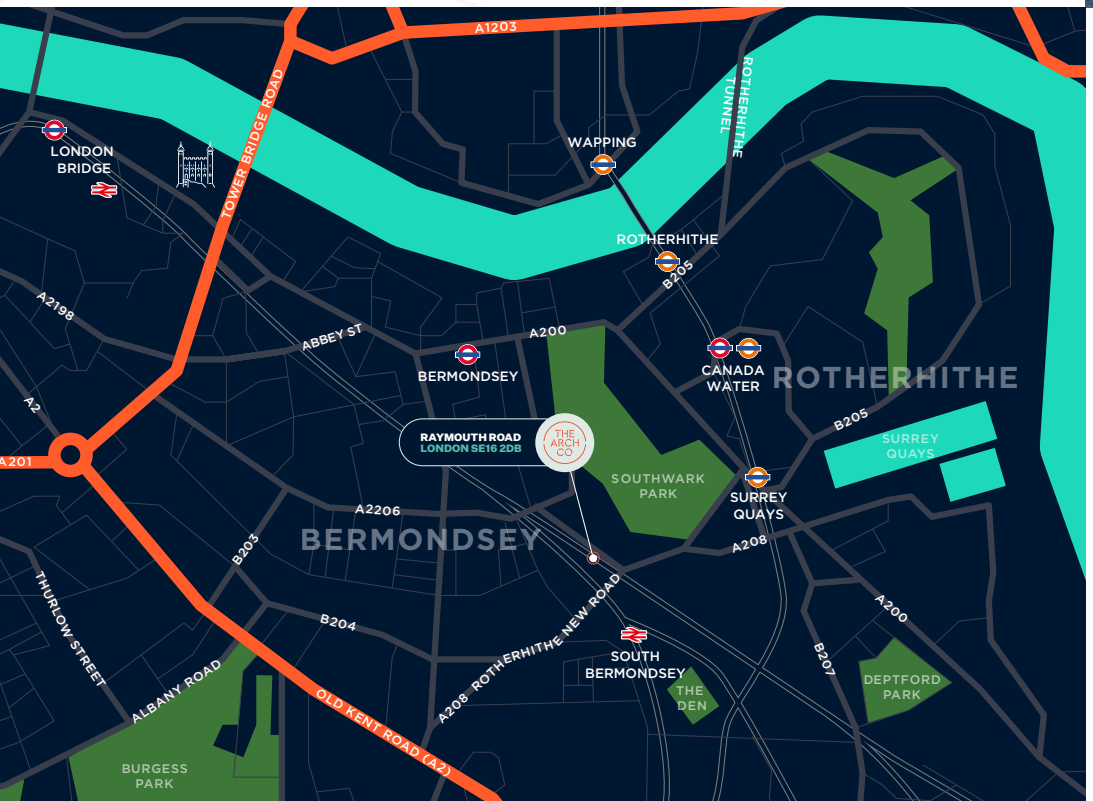
LOCATION

BERMONDSEY IS WELL LOCATED TO BENEFIT FROM MAJOR VEHICLE TRANSPORT LINKS ACROSS LONDON.

Raymouth Road is accessed via both Rotherhithe New Road and Southwark Park Road, which both provide excellent transport links to the rest of London.

The City of London can be reached in less than 20 minutes via the A2/Old Kent Road. The A13 is linked via the Rotherhithe Tunnel.

Multiple public transport links facilitate ease of access to the Underground and Overground networks via Bermondsey tube, South Bermondsey rail station and Surrey Quays station.



TRAVEL TIMES

South Bermondsey Overground Station	2 mins (0.2 miles)
Bermondsey Tube Station	4 mins (0.9 miles)
Rotherhithe Tunnel	6 mins (1.6 miles)
London Bridge Rail Station	10 mins (2.3 miles)
City of London	17 mins (3.8 miles)

Unit 4

ACCOMMODATION

UNIT	UNIT SQ FT	YARD SQ FT	RENT PA
4	3,470	1,050	£78,120
34	3,580	1,090	£65,040
46	3,690	1,470	£66,360
72	3,850	2,350	£86,640

Unit 46

SPECIFICATION

Prime London location

3-phase power

Vehicle access

Secure yard

Water/ drainage

DDA compliant WCs

24/7 access

Available now

Flexible leasing

Unit 46

COSTS PER ANNUM

Unit	4	34	46	72
Rent	£78,120	£65,040	£66,360	£86,640
Service charge	£0	£0	£2,040	£0
Insurance	£1,080	£960	£1,080	£1,080
Business rates (value)	£29,690	£29,640	£20,760	£24,120
Indicative total monthly costs	**£9,070**	**£7,970**	**£7,510**	**£9,320**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

'A' 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.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840
leasing@thearchco.com

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.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued October 2025.

THE ARCH CO

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