

USP.

Unit 5 Surrey Canal Trade
Park, London, SE14 5RW

**Trade Counter / Industrial Unit
To Let**

2,987 SQ FT GIA

Available Now

usp.london
020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)
Unit 5	Available	2,987

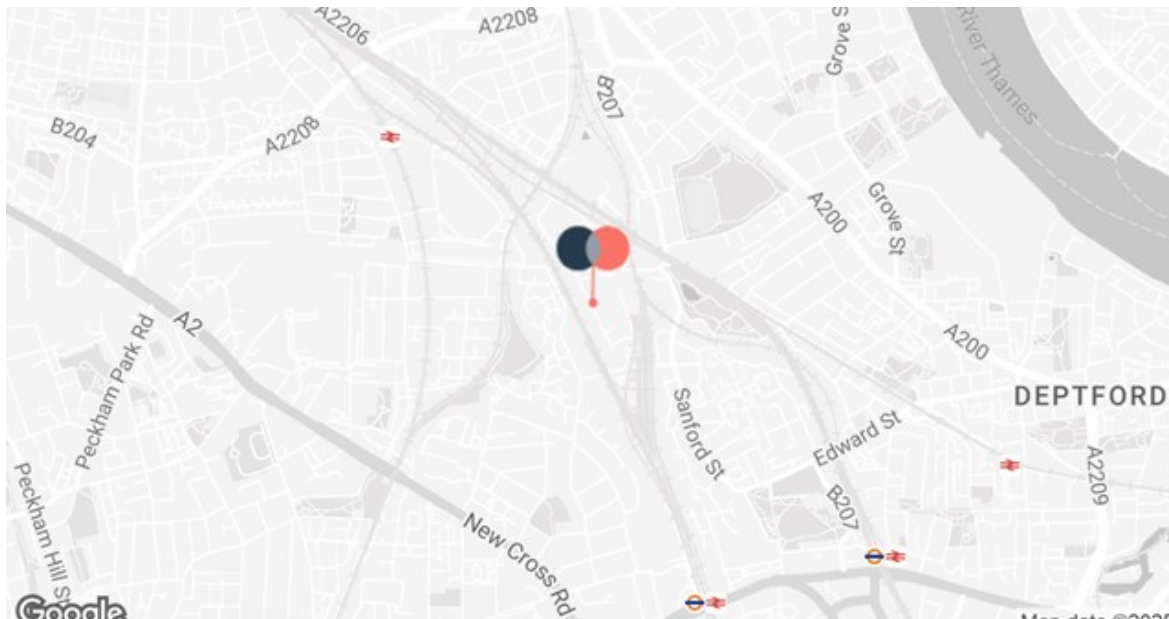
Amenities

Prominent position in established estate	Estate occupiers include national brands
Well connected	Designated parking & loading
Modern cladding	Excellent natural light
Versatile layout	3 phase power
Estate security	



Unit 5 Surrey Canal Trade Park,
London, SE14 5RW





Description

Well located trade counter available now

The unit extends to c3,000 sq ft and provides a versatile, modern trade counter/warehouse space suitable for a variety of occupiers.

Benefiting from a clear open-plan layout, full-height loading access, and generous eaves height, the property is well-suited for both storage and customer-facing trade uses. Externally, the unit offers dedicated parking and loading facilities within the secure, well-maintained estate environment.

The unit is situated within Surrey Canal Trade Park, a modern and well-connected estate positioned just off Old Kent Road, one of South London's key arterial routes. The location provides excellent access into central London and out towards the wider South East, with strong transport links and a large surrounding residential and commercial catchment. This established trade park is home to a range of national and local occupiers, benefitting from high visibility and consistent customer demand.

Unit 5 Surrey Canal Trade Park,
London, SE14 5RW

Further Information

A new lease is available direct from the landlord.

Rent
POA

Service Charge
2025-26: £2,562pa

Rates

Rateable Value: £60,500

Alex Jackson
USP London
07562 649126
alexj@usp.london

Vincent Cheung
USP London
07736 880310
vince@usp.london

Victoria Forster
Knight Frank
07974 366 137

victoria.forster@knightfrank....

Abigail Cunningham
Knight Frank
07976 667 501

abigail.cunningham@knightfr...

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides 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

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 27/01/2026