Knight Frank

To Let

Unit D, Six Bridges Trading Estate, Marlborough Grove, Bermondsey, London, SE1 5JT

Industrial Warehouse / Trade Unit
11,036 sq ft (1,025.28 sq m)

- Rarely available
- Detached unit
- Minimum Clear Height of 5.4m
- Large Secure Yard
- Well-fitted Single Story Offices
- 3 Level Loading Doors



Your partners in property

The Property

Description

A self-contained and secure unit situated on the well-established Six Bridges Trading Estate. The unit was comprehensively refurbished 1 year ago. The accommodation includes ground floor warehouse space with LED lighting, a clear internal height of 5.4m and ground floor ancillary office & welfare accommodation.

There is a single full height level access loading door to the front elevation, with 2 smaller loading doors which lead to a secure gated and fenced yard area with 2 electric vehicle charging points. There are an additional 4 car parking spaces outside of the secure yard area.

Accommodation – approx. GIA

	Sq Ft	Sq M
Warehouse	10,057	934.4
Ancillary Office	979	90.9
Total	**11,036**	**1,025.3**

Specification



5.4m minimum clear height



Fitted with offices with kitchenette



3 level loading doors



Large Secure yard



24 hour access



6 car parking spaces

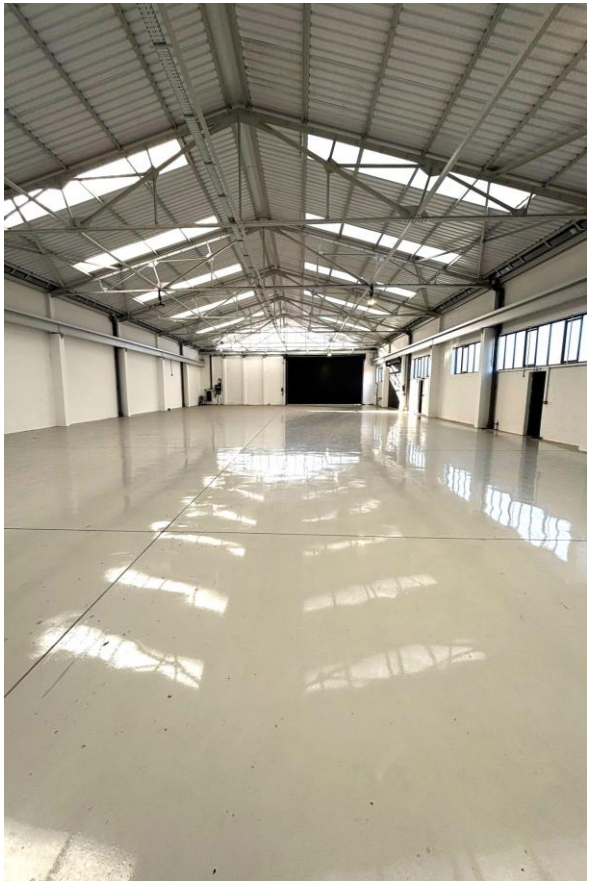
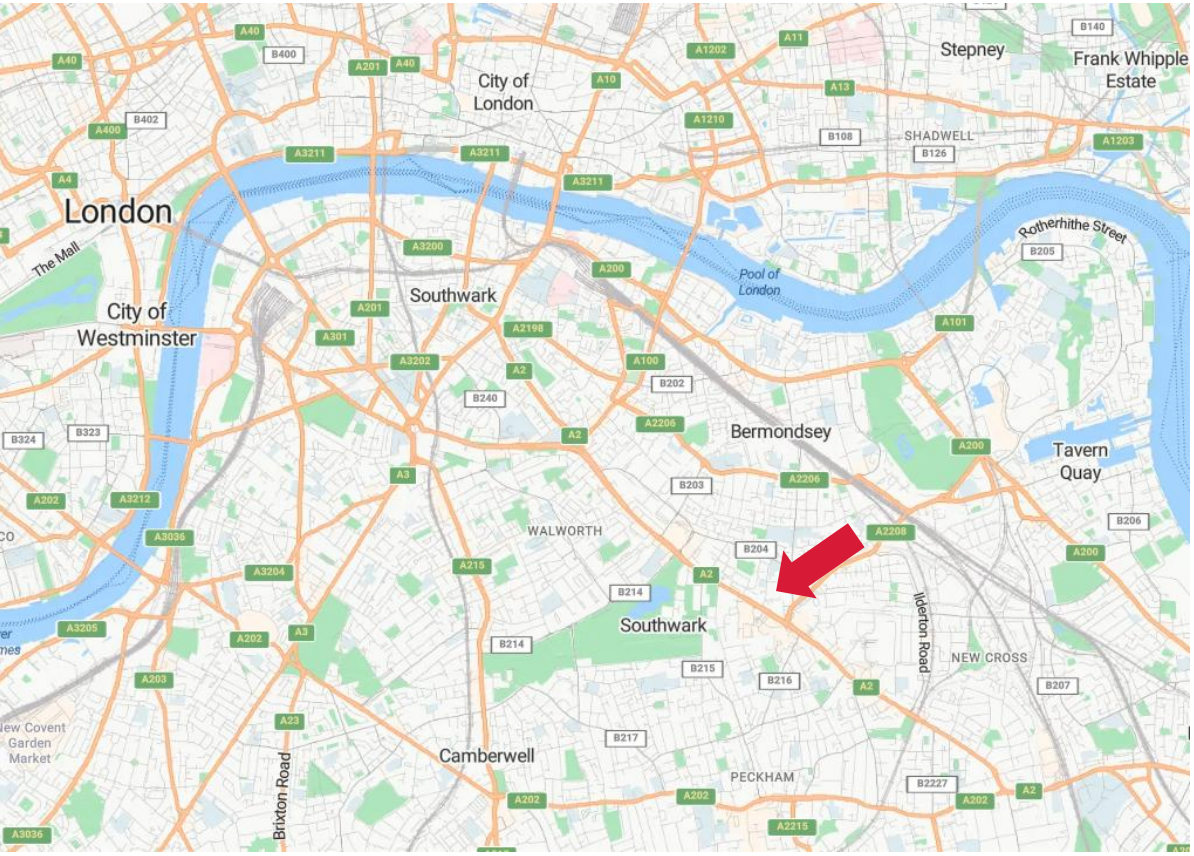





Photo from old brochure







The Location

Location

The Property is situated in an established commercial location on Marlborough Grove, adjacent to the A2 / Old Kent Road. The immediate area is undergoing significant regeneration. The A2 provides direct access to Elephant and Castle and Tower Bridge Road, offering fast connections to the West End and the City of London.

The estate is well served by public transport, with Bermondsey (Jubilee line) 1 mile away. Elephant and Castle, London Bridge and South Bermondsey national rail and underground stations are also in close proximity. Additionally, there are numerous bus routes that service Old Kent Road with destinations to Lewisham, Greenwich and the West End.

Contact

Terms

Available by way of assignment / sublease. Lease expiry 1st June 2040 with tenant only options to break on 1st June 2035 and 2nd December 2037. 5 yearly rent reviews with the next review 2nd June 2030.

Or by way of new lease through separate negotiation with the landlord.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

EPC

Rating – B (30).

Rates

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

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Planning

The property is considered suitable for B8 – Storage & Distribution. Interested parties should make their own enquiries with London Borough of Southwark.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Knight Frank

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Particulars dated October 2026. Photographs dated October 2026.

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