

# LIGHT INDUSTRIAL TO LET

9,091 SQ FT (844.55 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



UNIT 26, KENT PARK INDUSTRIAL ESTATE,  
RUBY STREET  
LONDON, SE15 1LR

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## LOCATION

The unit is located within Kent Park Industrial Estate, just off of the Old Kent Road. South Bermondsey railway station (served by Southern) is 0.9 miles away and provides a direct service to London Bridge Station. Bermondsey underground station which provides the Jubilee line service is 1.4 miles from the estate. Central London is 3.8 miles away.

## TENURE

A new 5 year lease with a mutual 2-year break clause.

## COSTS

Rateable Value – The Rateable Value is £45,500  
Service Charge – Service Charge is to be confirmed.  
Legal Costs – Each party to pay their own legal costs.

## DESCRIPTION

Unit 26 forms part of the terrace of single storey warehouses inside Kent Park Industrial Estate. The warehouses comprise full brick elevations of a portal frame construction with concrete floors. Loading access is via the electric roller shutter door, providing access to the secured yard. The unit was previously occupied by a fish distributor, therefore the warehouse has been split into separate chilled zones on the ground floor with ancillary office space at mezzanine level.

## RENT

Available on application.

## VIEWING

By appointment through sole agents.

## CONTACT

KALMARs COMMERCIAL

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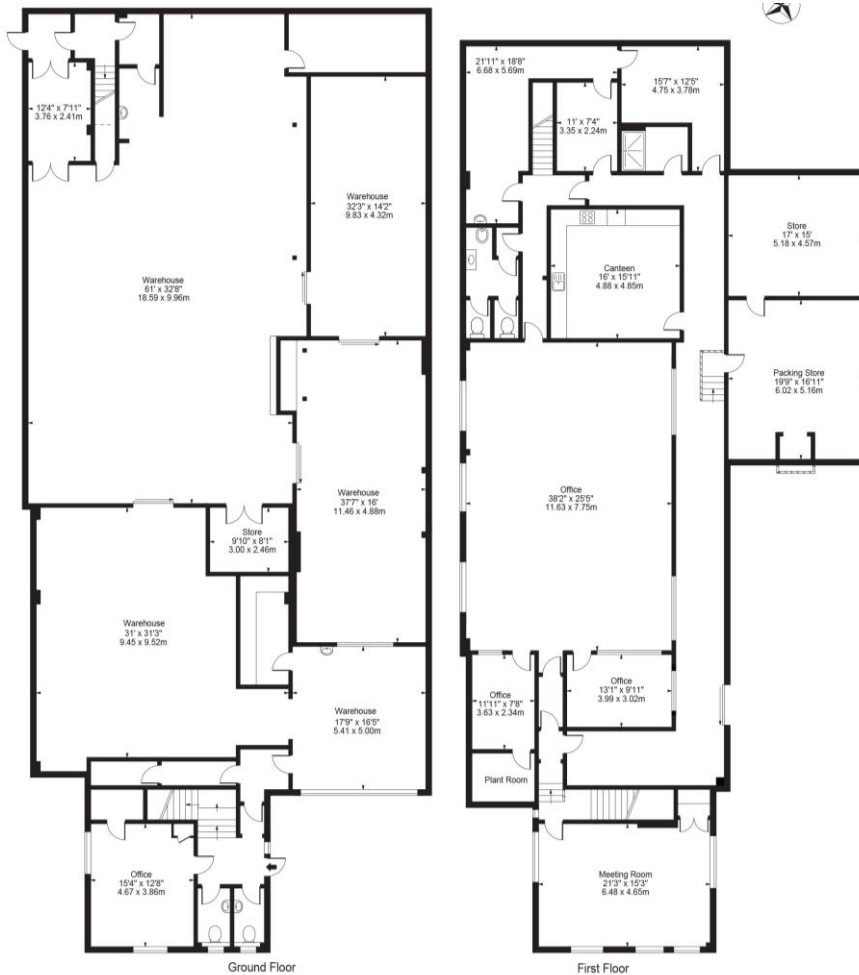
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## FLOOR PLAN:



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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