

Unit 1, Admiral Hyson Industrial Estate, Bermondsey, London, SE16 3PA



LEVY
REAL ESTATE

Available for Short Term Let - 5,328 sq. ft. Warehouse Unit

INDUSTRIAL

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Location

The subject property is situated in Admiral Hyson Industrial Estate, which is located on Hyson Road, just off Galleywall Road in the London Borough of Southwark. The estate is located just 0.1 miles from Rotherhithe New Road, connecting the A2 and A200. As a result of this, the Estate provides convenient access to the City, West End and Canary Wharf via London Bridge or Tower Bridge and Dartford/ M25 via the A2. The property is also situated 0.8 miles from Bermondsey station and just 0.3 miles from South Bermondsey Station, which offers direct services to the City, West End, and London Bridge.

Description

The unit forms part of a modern 8 unit industrial estate situated in a mixed area of employment and dense residential. The warehouse is of steel portal frame construction with low brick elevations, profile metal cladding and pitched metal clad roof. The main warehouse floor is of concrete construction with a small office situated on first floor. There is ample parking available on the estate with a secure entrance on arrival.

Amenities

- 5.3 x 4.7m Electric Roller Shutter
- Three-phase Power
- 5.4m eaves height
- On site parking
- Secure estate
- WC's & welfare facilities

Connectivity

South Bermondsey	0.25 Miles
Bermondsey	0.6 Miles
London Bridge	1.5 Miles
Elephant and Castle	1.7 Miles
Canary Wharf	1.8 Miles
City of London	2.1 Miles
West End	3.2 Miles

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Location Plan

Not to scale, indicative only.



Accommodation (GIA)

Description	sq ft	sq m
Unit 1	5,328	494.98
Total	5,328	494.98

Terms

The property is available by way of a new FRI lease for a term to be agreed.

There is to be a mutual break option in June 2023.

Quoting Rent

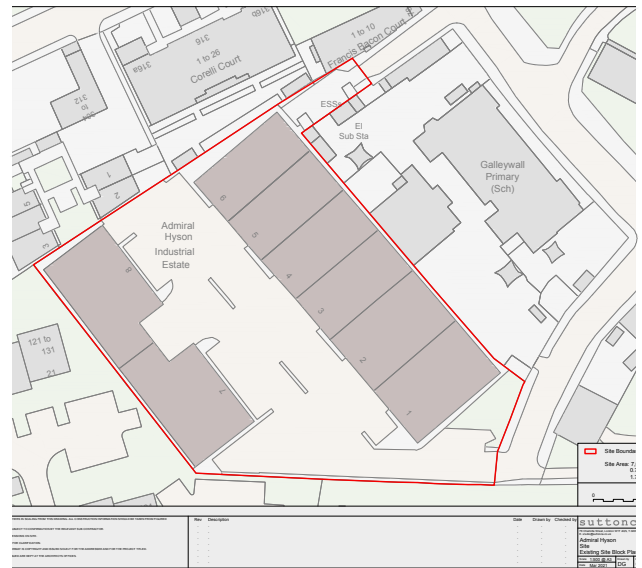
Available upon request.

Service Charges

£3,910 per annum (approx.)

Site Plan

Not to scale, indicative only.



Rates

The current rateable value for £53,500. For all rates related enquiries please contact the London Borough of Southwark.

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

Will Edgley

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