

# INDUSTRIAL

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## YARD, EXCELSIOR WORKS, ROLLINS STREET, LONDON SE15 1EP

### SELF-CONTAINED FENCED YARD OF APPROXIMATELY 14,000 SQ FT

- CENTRALLY LOCATED / OUTSIDE OF CONGESTION CHARGE ZONE
- SOUTH BERMONDSEY STATION 10 MINUTES WALK
- FENCED
- PART CONCRETED / PART HARDCORE
- AVAILABLE IMMEDIATELY
- LEASE AVAILABLE TO SEPTEMBER 2022

### LOCATION

The yard forms part of the Excelsior Works complex with access off Surrey Canal Road and Rollins Street. South Bermondsey train station is one stop to London Bridge and is 10 minutes walk with Surrey Quays a 15 minute walk connecting to the DLR and East London Line providing excellent access into Central London. The Site is less than 3 miles from Tower Bridge, providing excellent access to Central London and the M25 via the A2/A20 and via Elephant and Castle onto the A3.

### DESCRIPTION

The property comprises an irregular shaped site that is partially concreted with a level change in the middle, with the remainder being compacted hardcore. The area is fenced with access off Rollins Street. There is power and water on site.

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**SELF-CONTAINED YARD OF APPROXIMATELY 14,000 SQ FT**

ACCOMMODATION	SQ FT	SQ M
Yard	14,000	1,300
<b>TOTAL</b>	<b>14,000</b>	<b>1,300</b>

### TERMS

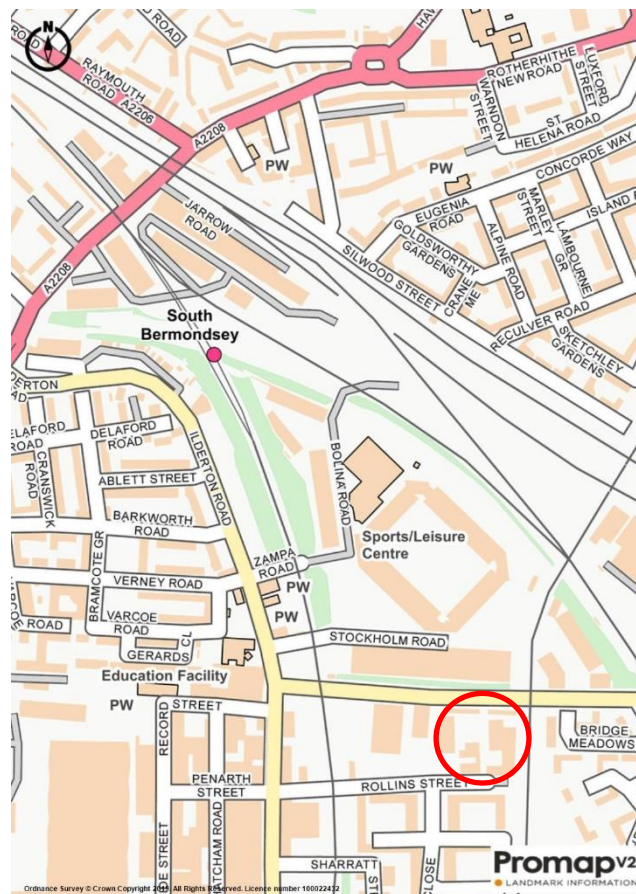
The yard is available on a new excluded lease for a term expiring September 2022 at a rent of £80,000 per annum exclusive plus VAT payable quarterly in advance.

### RATEABLE VALUE

The Yard is not independently assessed and any tenant should make their own enquiries of Lewisham Business Rates to clarify the rates payable.

### SERVICE CHARGE

A service charge is payable for communal services and payable quarterly.



### ENERGY PERFORMANCE CERTIFICATE

Not applicable

## CONTACT

For further details on these and many other available properties please contact:



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AK0110021 19 September 2019

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