

# LIGHT INDUSTRIAL / WAREHOUSE TO LET

4,595 SQ FT (426.88 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



**24 CRIMSCOTT STREET  
LONDON  
SE1 5TE**

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### LOCATION

Crimscott Street is located off Grange Road, Bermondsey and close to Tower Bridge Road and Old Kent Road (A2), giving easy access to the City, and central London. The property is surrounded by similar styled industrial buildings occupied mainly as warehouses with ancillary offices.

### USE

The property is registered under B1 of the Town & County Planning Use Classes Order 1987.

### COSTS

Legal Fees - Each party to pay their own legal costs.

Rates - The Rateable Value is £33,750.

### DESCRIPTION

The property comprises two industrial warehouse units totalling approximately 4,595 sq.ft. The warehouse is spread over ground and first floor with ancillary office space to the rear of the building and on both levels. Access into the warehouse is via the manual roller shutter which is 3 metres by 4.4 metres.

### RENT

£101,090 per annum.

### TENURE

A new two-year lease to be agreed with the landlord.



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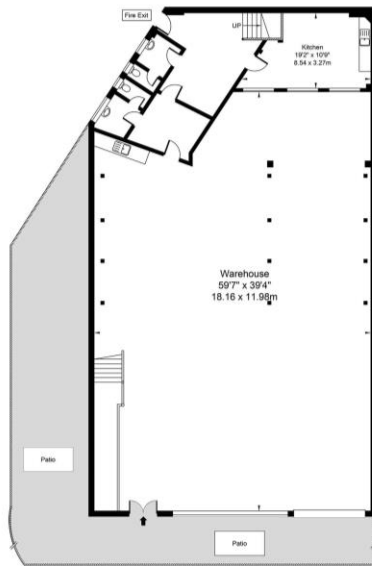
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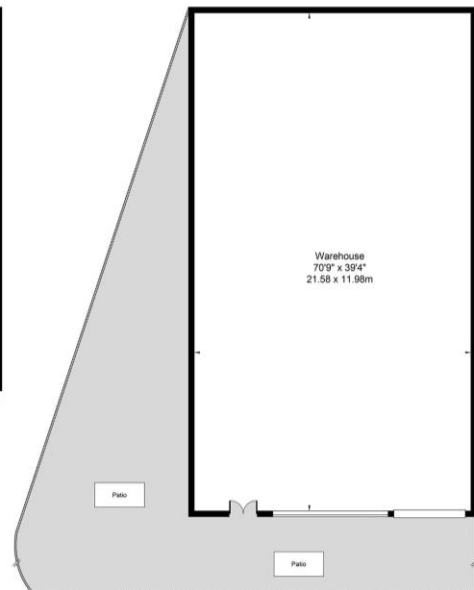
### FLOOR PLAN:



Ground Floor



First Floor



Site 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 ©2017

### CONTACT

All appointments to view must be arranged via sole agents Kalmars Commercial.

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