

# CANTERBURY INDUSTRIAL ESTATE, 297 ILDERTON ROAD, LONDON SE15 1NP

INDUSTRIAL TO RENT | 807 - 5,465 SQ FT | £23.00 - £30.00 PSF



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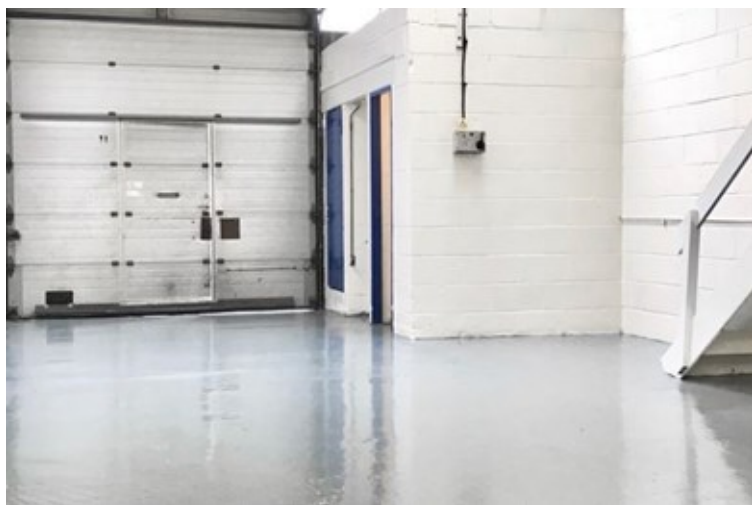
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## WAREHOUSE UNIT TO LET

807 - 5,465 SQ FT | £23.00 - £30.00 PSF



### **i** DESCRIPTION

This end of terrace unit forms part of the Canterbury Industrial Estate, which was constructed in the mid 1980's with a mono pitched frame roof and 10% roof lighting with 4m eaves height. Designed for modern business use, the property is accessed via a roller shutter loading door with a personnel entrance.

The property is prominently situated in this well established industrial centre, just North off the Old Kent Road, the A2 and approximately two miles from the City.

Public transport is provided by many bus routes along the Old Kent Road and south Bermondsey Overground station is within a few minutes walk.

### **✓** AVAILABILITY

| FLOOR                       | SIZE (SQ FT) | Rent (PSF) | AVAILABILITY |
|-----------------------------|--------------|------------|--------------|
| Unit 1                      | 1,915        | £23.00     | Available    |
| Unit 10 (incl. mezzanine)   | 807          | £30.00     | Available    |
| Unit 13 (being refurbished) | 2,743        | £23.00     | Available    |
| <b>TOTAL</b>                | <b>5,465</b> |            |              |

### **☎** GET IN TOUCH

| VINCENT CHEUNG   | CHARLIE COLLINS  |
|--|--|
| Union Street Partners<br>020 3757 8571<br>vc@unionstreetpartners.co.uk | Union Street Partners<br>020 3757 8570<br>cc@unionstreetpartners.co.uk |

### **★** AMENITIES

- Gas Central Heating
- Male and Female London
- Three Phase Electricity
- Power Floated Concrete Floor
- Roller Shutter Security Blinds
- 4m Clear Eaves Height

### **📄** TERMS

| RENT                | RATES     | S/C   |
|---------------------|-----------|-------|
| £23.00 - £30.00 psf | £5.00 psf | £1.34 |

New flexible lease outside the Landlord & Tenant Act 1954 is available for up to 5 years. This will effectively be full repairing by way of a service charge to ensure good estate maintenance.

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