

UNIT B1, GALLEYWALL TRADING ESTATE, LONDON SE16 3PB

INDUSTRIAL TO RENT | 15,194 - 16,482 SQ FT | £260,000 PA



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

[UNIONSTREETPARTNERS.CO.UK](http://unionstreetpartners.co.uk)



UNION STREET PARTNERS

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LIGHT INDUSTRIAL/WAREHOUSE TO LET

15,194 - 16,482 SQ FT | £260,000 PA



DESCRIPTION

Formally a print works and offices, unit B1 comprises a single storey warehouse with offices on part first and second floor level. The warehouse benefits from a 5m eaves height to the underside of the suspended ceiling which can be removed to gain additional height. There is also a mezzanine area to provide additional storage, although this can be removed by agreement to increase the full height ground floor space. Access into the unit is provided via a large concertina shutter.

South Bermondsey Overground station is within close proximity with a regular train service into London Bridge Station. Bermondsey (Jubilee Line) Underground and Surrey Quays (Overground) stations are also within walking distance providing good access into Central London.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
2nd Floor	1,833	Available
1st Floor	3,027	Available
Ground Floor	10,334	Available
Mezzanine	1,288	Available
TOTAL	16,482	

GET IN TOUCH

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AMENITIES

- 10 car parking spaces
- Suspended ceiling
- 5m eaves height
- Mezzanine
- Roller shutter access
- Three phase power
- Offices

TERMS

RENT	RATES	S/C
£260,000 PA	The rateable value is £97,000	TBC
New lease to be agreed directly via the Landlord.		

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