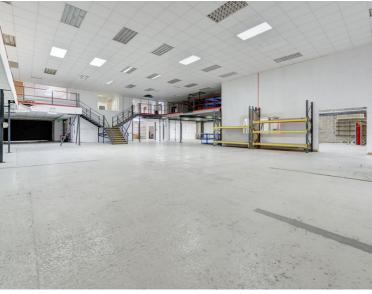
# UNIT B1, GALLEYWALL TRADING ESTATE, LONDON SE16 3PB



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







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

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# UNIT B1, GALLEYWALL TRADING ESTATE, LONDON SE16 3PB



#### 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	

#### 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.			

### GET IN TOUCH

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