



INDUSTRIAL / OFFICE PREMISES

TO LET



Key Benefits

- 50:50 light industrial / office unit
- Zone 2 location
- Fully refurbished
- 4m high roller shutter door
- 4.5m clear floor to ceiling height
- 8 car parking spaces
- Male, female & disabled WCs
- Loading bay

NEWLY REFURBISHED LIGHT INDUSTRIAL / OFFICE UNIT ON MODERN BUSINESS PARK LOCATED JUST 2.5 MILES FROM THE CITY OF LONDON

**UNIT 3 GLENGALL BUSINESS CENTRE,
43-47 GLENGALL ROAD, LONDON SE15 6NF**

6,992 sq ft (649.60 sq m)

can be combined with adjoining unit to provide **17,500 sq ft (1,625.80 sq m)**

For further information contact:

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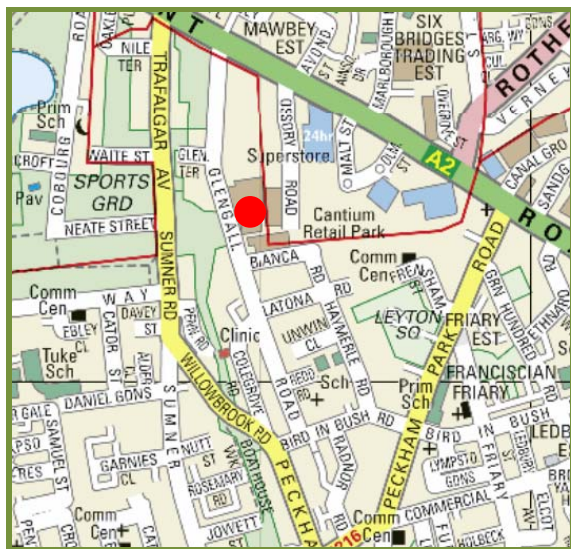
North West/Manchester



UNIT 3 GLENGALL BUSINESS CENTRE, 43-47 GLENGALL ROAD, LONDON SE15 6NF

LOCATION

The property is situated just off the Old Kent Road in Peckham, London just 2.5 miles from the City and 4.5 miles from London's West End. The area benefits from excellent transport links. The A2 (Old Kent Road) provides access to the City and West End to the north and the South Circular (A205) 3.4 miles to the south. The A2 provides direct access to junction 2 of the M25 some 15.2 miles to the east with London Docklands 3 miles to the north. South Bermondsey overground railway station is approximately one mile away and provides a direct service to London Bridge (5 minutes) while both Bermondsey (Jubilee line) and Elephant & Castle (Northern and Bakerloo lines) tube stations are within walking distance.



DESCRIPTION

The property comprises a refurbished mid terrace light industrial / office unit arranged over two floors. The ground floor warehouse has a 4m high roller shutter door, 4.5m clear floor to ceiling height and floor loading of 30kN/m². The first floor office accommodation incorporates a raised access floor, double glazed windows, recessed lighting, gas fired central heating and air conditioning. The current permitted use of the property falls within Classes B1(c) and B8 of the Town & Country Planning (Use Classes) Order 2005.

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
GF Warehouse	3,496	324.80
1F Offices	3,496	324.80
TOTAL	6,992	649.60

TERMS

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Available on application.

RATES

We understand the Rateable Value with effect from the 1st April 2017 is £94,500 however interested parties are advised to make their own enquiries with the London Borough of Southwark.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – B50.



Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ

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Chartered Surveyors