

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

SHORT TERM **WORKSHOP/WAREHOUSING** **TO LET**

LOCATED IN A READILY ACCESSIBLE POSITION IN BERMONDSEY AND AVAILABLE UNDER A NEW LEASE FOR TWO YEARS

10 & 11 EXCELSIOR WORKS **BERMONDSEY SE16**

LOCATION

The property is situated within an established industrial area of Excelsior Works located just off Ilderton Road in Bermondsey. Ilderton Road links with Rotherhithe New Road and the property has good links therefore to the A2 giving access northwards towards the Elephant and Castle and beyond into Central London and southwards through Lewisham towards the motorway network. South Bermondsey railway station is within relatively easy striking distance giving extremely quick access to London Bridge and beyond to Cannon Street. The Rotherhithe Tunnel is also within striking distance giving access to the City and East London. The surrounding area is predominately industrial and commercial in nature but there are pockets of residential in various areas.



SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.