

Hooper

NAYLOR FRIEND

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GOOD SIZE WORKSHOP/STORAGE **OFFICES AND YARD** **TO LET**

LOCATED WITH A FRONTAGE DIRECTLY ONTO ILDERTON ROAD FAIRLY CLOSE TO SOUTH BERMONDSEY STATION.

77 - 81 ILDERTON ROAD **BERMONDSEY SE16**

LOCATION

The property is located Ilderton Road is a busy link between Rotherhithe New Road and the Old Kent Road and the property has good access to surrounding areas and particularly to the Rotherhithe Tunnel and the Old Kent Road providing excellent road links. South Bermondsey Station provides easy access into London Bridge and beyond into Canon Street and the surrounding areas provide a mixture of densely populated commercial property and also a fair amount of residential.



DESCRIPTION

The property comprises two adjoining and interconnecting workshop/warehouse buildings with independently accessible offices above. The properties have double door access to one section and a roller shutter access to the additional section of workshop space and the whole building is set beside a good size yard providing off-road parking for a number of vehicles.

ACCOMMODATION

Workshop 1	164.89m ²	1775 ft ² (approx)
Workshop 2	207.63m ²	2235 ft ² (approx)
Offices	30.19m ²	325 ft ² (approx)
Total	401.79m ²	4325 ft ² (approx)
WC's at ground and first floor level		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease for a term of up to two years contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended).

USE/PLANNING

We understand the property currently falls within class B1/B2 (Light/General Industrial) of the Current Town and Country (Use Classes) Order and was most recently used as a joinery business but suit a variety of trades particularly those needing visibility and possible trade counter. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£27,500 (twenty seven thousand, five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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.