

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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SECURE LIGHT **INDUSTRIAL/STORAGE BUILDING** **LEASE AVAILABLE**

LOCATED ON AN ESTABLISHED INDUSTRIAL ESTATE IN BERMONDSEY AND AVAILABLE WITH A LEASE TO EXPIRE IN MAY 2012 WITH A USEFUL VIRTUALLY FULL SIZE MEZANNINE INSTALLED

UNIT 8 DOCKLEY ROAD INDUSTRIAL **ESTATE DOCKLEY ROAD** **LONDON SE16 3SF**

LOCATION

The property is situated on an established industrial estate in Bermondsey fairly close to Southwark Park Road in the heart of SE16. The property has relatively easy access to Central London via Rotherhithe Tunnel and there are stations available at South Bermondsey and underground access at Surrey Quays. The surrounding area is a mixed commercial and residential area with good vehicular access onto the estate.



DESCRIPTION

The property comprises a mid terraced, single storey light industrial/warehouse unit now with a full mezzanine installed. The property has solid floors, skylights in the roof, male and female WC's and good security via security bars, grilles and alarms. The property has a maximum eaves height of 18'6 and the mezzanine creates additional floor space for storage but naturally reduces the main eaves height.

ACCOMMODATION

Ground Floor Space	98.00m	1055 ft² (approx)
Mezzanine	75.24m	760 ft² (approx)

Male & Female WC's

Loading Area to the front 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 held under a lease to expire in May 2012. There is no further rent review.

USE/PLANNING

We understand the property currently falls within class B1 (Light/industrial/storage) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. We understand the property is held under a lease to expire in May 2012 with no further review. 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

The current rent passing is **£10,500 (ten thousand, five hundred pounds)** per annum exclusive is sought.

PREMIUM

Premium offers will be sought for any tenants fixtures required including mezzanine flooring, racking, benching, CCTV and other equipment. Discussions may be had with the lessees in this regard.

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.