TO LET



MODERN TWO STOREY OFFICE BUILDING

Unit E Six Bridges Trading Estate Marlborough Grove London SE1 5JT



LOCATION:

The Six Bridges Trading Estate is situated on the Old Kent Road (A2) close to the junction with Rotherhithe New Road (A2208), with access via Marlborough Grove, approximately one mile south east of Elephant and Castle providing excellent access to the West End and City.

South Bermondsey mainline Station is approximately 1 mile to the east with a journey time to London Bridge Station of 6 minutes.

MISREPRESENTATION ACT: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.



DESCRIPTION:	A modern self-contained two storey office building	
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	TOTAL	170.37 sq m	1,834 sq ft
	First Floor Offices	57.61 sq m	620 sq ft
ACCOMMODATION:	Ground Floor Offices	112.76 sq m	1,214 sq ft

- **AMENITIES:** The building will be redecorated and will provide the following amenities:-
 - Carpeted throughout
 - Electric heating
 - Perimeter trunking
 - Male and female toilets
 - 2 car parking spaces
- **LEASE:** The offices are available on flexible lease terms.
- **RENT:** Upon application.
- **RATES:** The current Rateable Value of the premises is £15,250
- AVAILABILITY: April 2019
- VIEWING: Please contact David Coskie Email: dpc@wrightandpartners.co.uk Direct Dial: 020 7529 5437 Mobile: 07850 430203