

# 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.



**DESCRIPTION:** A modern self-contained two storey office building

<b>ACCOMMODATION:</b>	Ground Floor Offices	112.76 sq m	1,214 sq ft
	First Floor Offices	57.61 sq m	620 sq ft
	<b>TOTAL</b>	<b>170.37 sq m</b>	<b>1,834 sq ft</b>

**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](mailto:dpc@wrightandpartners.co.uk)  
Direct Dial: 020 7529 5437  
Mobile: 07850 430203