

TO LET

**5,272 sq ft
MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT**

**Unit C2
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 terraced unit constructed of concrete portal frame with brick and profiled metal cladding.

ACCOMMODATION:	Warehouse & Offices	4,537 sq ft
	First Floor Offices	735 sq ft
	TOTAL	5,272 sq ft

AMENITIES: A refurbishment programme of the building will be completed. The available amenities will include:-

- 20 ft eaves height
- Lighting to warehouse area
- Fully fitted offices
- Male and female toilets
- 5 car parking spaces

LEASE: The unit is available, on institutional leasehold terms for a term to be agreed.

RENT: Upon application.

RATES: The current Rateable Value of the property is £46,500 and rates payable for a small business user is currently based on a UBR of 49.1p.

AVAILABILITY: January 2020

VIEWING: Please contact **David Coskie**
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