

TO LET

MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT

**Unit C4 Six Bridges Trading Estate
Old Kent Road
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. The estate is approximately one mile south east of Elephant and Castle providing excellent access to the West End and City.

Other trade operators on the estate include Edmundson Electrical, The Plumb Centre, Benchmarx and Selco Builders' Merchants.

Description: A modern end of terrace unit constructed of concrete portal frame with brick and profiled metal cladding.

Accommodation:	Warehouse & Offices	4,556 sq ft
	First Floor Offices	760 sq ft
	TOTAL	5,316 sq ft

Amenities: A refurbishment programme of the buildings will be completed. The available amenities will include:-

- Sectional up and overloading door
- Warehouse floor sealed with epoxy resin
- 20 ft eaves height
- Lighting to warehouse area
- Fully fitted offices
- Male and female toilets
- 5 car parking spaces

Lease: The warehouse unit is available, on institutional leasehold terms.

Rent: Upon application.

Rates: The current Rateable Value of the warehouse unit is £50,000 which is due to be reduced to £43,750 with effect from April 2017.

Availability: March 2017

Viewing: Please contact **David Coskie**
Email: dpc@wrightandpartners.co.uk
Direct Dial: 020 7529 5437
Mobile: 07850 430203