



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**330 St James' Road, Bermondsey
SE1 5JX**

**INDUSTRIAL PROPERTY FOR SALE
(4,062 SQFT SITE AREA)**



Summary

- Freehold industrial site & buildings available for sale with yard space and future development potential
- Commercial accommodation extends 1,543sqft (NIA), with site area extending 4,062sqft
- Located off the Old Kent Road (A2), providing excellent vehicular access in and out of Central London
- Likely to appeal to a range of occupiers, with the site ideal for a **community centre, dark kitchen or distribution company** with potential to be **modernised** by prospective buyer
- We are inviting offers of **£750,000** for the freehold interest with vacant possession (**£185.00psf on site area**)
- A bids deadline has been set for **Tuesday 21st March 2023** with unconditional offers being sought



Description

The subject property measures **1,543sqft (NIA)** with the **total site area** extending **4,062sqft**.

Warehouse accommodation is accessed via a **roller shutter entrance**. Floor area is split across the ground floor, with ancillary office space on the 1st floor. There is also a **sizeable yard at the front of the property**.

The property is **currently vacant**, with on-site security currently in place. Opportunity will appeal to **investors and owner occupiers** that might include **storage and distribution businesses** or **builders** to be used as **yard space**.

Location

Property located along **St James' Road** which connects to the **Old Kent Road (A2)** to the south and **Jamaica Road (A200)** to the north.

The site's close proximity to Central London make it an **excellent unit for distribution of goods** or as a **builder's yard for storage**.

The site is also just **0.6 miles** away from **South Bermondsey Train Station** (10-minute walk) which provides direct links into **London Bridge** in just **1-stop**.



Approx. Gross Internal Area *
1543 Ft² - 143.34 M²

Floor Plan

A floor plan is available upon request.

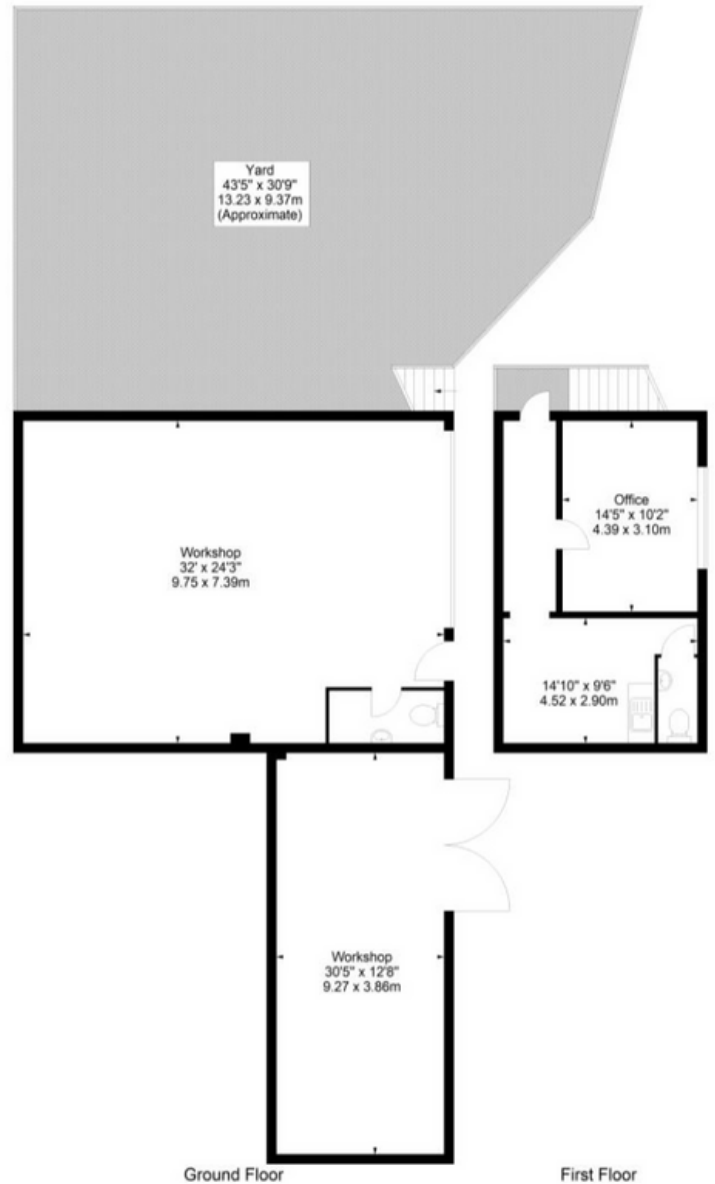
Buisness Rates

We recommend interested parties make enquiries with Southwark Council regarding likely annual rates payable.

Terms & Bid Deadline

We are inviting offers of £750,000 for the freehold interest, with the benefit of vacant possession.

A bids deadline has been set for Tuesday 21st March, with unconditional offers being sought.



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2022

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