

14,880 SQ FT CENTRAL LONDON URBAN INDUSTRIAL / WAREHOUSE UNIT

UNIT 5

COMPREHENSIVE REFURBISHMENT TO TARGET NET ZERO CARBON

TO LET



BRICKLAYERS
ARMS SE1

MANDELA WAY | BERMONDSEY SE1 5SR



**BRICKLAYERS
ARMS** SE1

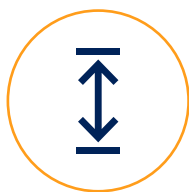
CGI enhanced image of the warehouse accommodation

COMPREHENSIVE REFURBISHMENT UNDER WAY
MODERN MID TERRACE UNIT WITH TWO STOREY OFFICES
LOADING TO REAR VIA DEDICATED YARD
ALLOCATED CAR PARKING



SUSTAINABILITY

REFURBISHMENT TO TARGET NET ZERO CARBON
TARGET BREEM "EXCELLENT"
TARGET EPC A+
VRF COOLING AND HEATING
PV ARRAY ON ROOF (kWp TBC)
LED LIGHTING THROUGHOUT
EV CHARGING



5.5M
CLEAR
INTERNAL
HEIGHT



1 UP AND
OVER
LOADING
DOOR



REAR
LOADING
YARD



24/7
ACCESS



ACCOMMODATION

The accommodation comprises the following areas: (GIA)

| | sq ft | sq m |
|---------------------|---------------|-----------------|
| WAREHOUSE | 11,646 | 1,081.95 |
| GROUND FLOOR OFFICE | 1,617 | 150.23 |
| FIRST FLOOR OFFICE | 1,617 | 150.23 |
| TOTAL | 14,880 | 1,382.41 |



LOCATION

Bricklayers Arms Distribution Centre is a prime multi-unit industrial and urban logistics estate in Bermondsey, South East London. The estate is located in an inner London Zone 2 location and the immediate area surrounding the estate is largely dominated by last mile users including; Royal Mail, Tate, Metropolitan Police and DPD.

ENERGY PERFORMANCE CERTIFICATE

Refurbishment to target EPC: A+



**MANDELA WAY
SE1 5SR**

TERMS

A new FRI lease available for a term to be agreed. Rent on application.

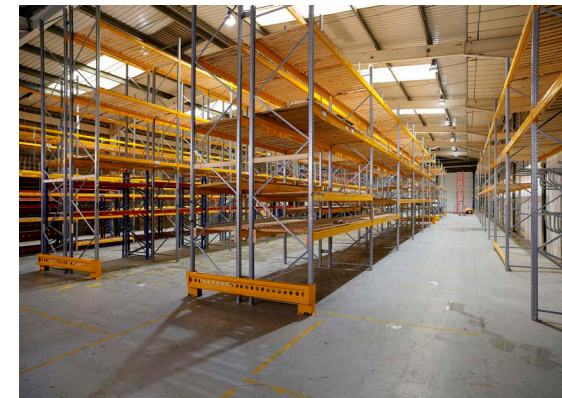
BUSINESS RATES

Current Rateable Value under the 2023 rating list is £247,000.

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VIEWINGS

Strictly by appointment via the joint sole agents:



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