



**313-345 Ilderton Road,
London
SE15 1NW**

**NEW LIGHT INDUSTRIAL UNITS TO RENT
(1,434-14,334SQFT)**



Summary

- 7 x brand new commercial units (Class-B1c / light industrial) available to rent
- Units within new mixed-use scheme by Tribe delivering 250-student rooms, along with 58-apartments
- Accommodation (14,334sqft) is split level over ground and first floors
- Excellent transport links with both Queens Park Peckham and South Bermondsey stations within 0.7 miles
- Available to rent on a new FRI lease direct with the landlord
- Guiding £18-20psf, with a range of unit sizes available (1,434-2,669sqft)

Description

We are pleased to offer 7 x brand commercial units to rent in Bermondsey within a quality mixed-use development by Tribe comprising 250-student rooms along with 58-apartments.

Arranged over ground and first floor, the properties benefit from excellent floor to ceiling heights, open plan layout and natural lighting throughout. The units come complete with roller shutter door, with the first floor units benefitting from lift access.

Units to be delivered in shell and core condition, allowing an incoming tenant to fit the space out as per their requirements. The development is set for PC in February 2024.

We are inviting rental offers on a new FRI lease direct with the landlord.

Location

Ilderton Road occupies a prominent position just off the junction with Old Kent Road.

The property benefits from excellent public transport connections with Queens Road Peckham and South Bermondsey Station (National Rail) just 0.7 miles away, providing direct trains to London Bridge in under 8-minutes. There are also excellent bus links readily available providing easy access to the City & West End.

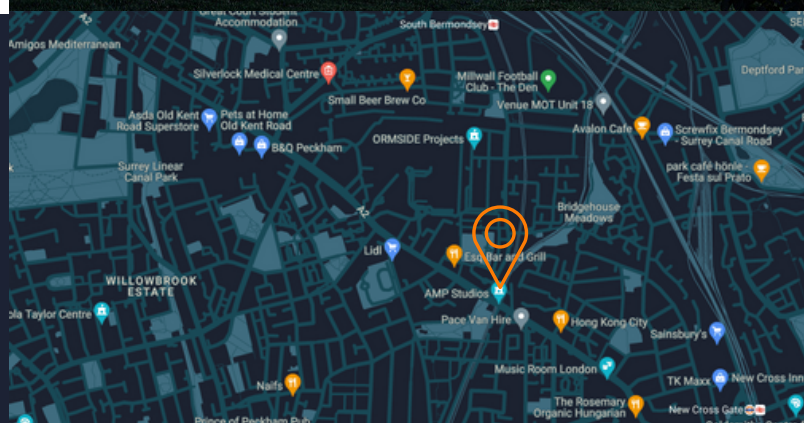
Connectivity is set to improve further with the new Surrey Canal station (London overground) being delivered just 0.3 miles away.

The surrounding area is also undergoing significant redevelopment as part of Southwark's Old Kent Road Area Action Plan, including plans for 20,000 new homes and 10,000 new jobs.



PROPERTY ADDRESS

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Terms

Unit	Floor	NIA sqft	Rent PAX	£ psf
1	Ground	1,764	£36,000	£20
2	Ground	2,669	£55,000	£20
3	Ground	1,441	£29,000	£20
4	1st	1,995	£36,000	£18
5	1st	2,682	£49,000	£18
6	1st	1,434	£26,000	£18
7	1st	2,349	£42,500	£18

Floor Plans

A detailed set of floor plans available on request.

Viewings

Contact Henshall & Partners or our joint agent Kalmars to arrange internal inspections.

Business Rates

Business rates are estimated at £4-£5psf. Exact figures will only be available once the property has been rated by the VOA after PC.

Tenants should make their own enquires with Southwark council for more accurate estimates.



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