



HENSALL & PARTNERS

REAL ESTATE ADVISORS



29-33 Pages Walk, Southwark SE1 4SB

**1, 2 OR 3 INDUSTRIAL UNIT/S AVAILABLE TO RENT
(2,007SQFT - 11,811SQFT NIA & YARD SPACE)**

Summary

- **Rare industrial site** comprising three separate buildings and **yard space with parking available to rent**
- **Prominent SE1 location** with excellent road and rail links to the City & West End
- Suitable for a **range of occupiers, such as art studio, storage, film & event space**
- We are inviting offers for a new, short-term lease, direct with the landlord available on the below terms:

29 Pages Walk (+ parking)

2,007sqft | £30,000pax (£14.94psf)

31 & 33 Pages Walk (2 buildings + parking)

9,804sqft | £130,000pax (£13.25psf)

29, 31 & 33 Pages Walk (3 buildings + parking)

11,811sqft | £150,000pax (£12.70psf)



Description

We are pleased to offer this unique self-contained **industrial property** in **Southwark**.

Having previously been occupied by a **film & events company**, the property benefits from **large open plan rooms** and a **raw aesthetic** throughout.

Internal accommodation for all three buildings extends **11,811sqft (NIA)**, arranged over ground and first floors, complete with a **secured yard**, **roller shutter door** access, rear **loading bay** and **off-street parking**.

Landlord is **seeking a short term lease at an attractive rental price**.

Location

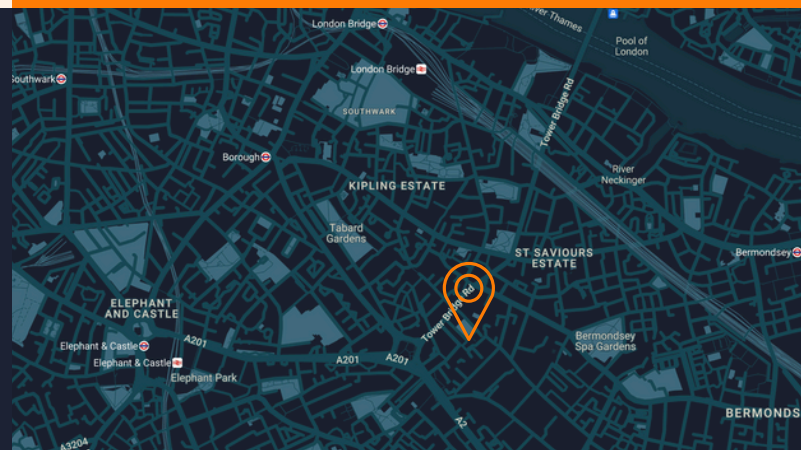
The subject property is located on the corner of **Pages Walk** and **Willow Walk**, just off **Tower Bridge Road (A100)**. Occupiers will benefit from swift access to the City and West End via road links.

The unit is centred under a 1-mile radius from 4 x train stations, including **London Bridge**, **Borough**, **Bermondsey** and **Elephant & Castle**.

Stations provide access to **London Underground** trains (Jubilee, Bakerloo & Northern), as well as **National Rail services** (Thameslink & Southeastern).

PROPERTY ADDRESS

29-33 Pages Walk
Southwark
SE1 4SB



Business Rates

Interested parties should rely on their own enquiries with **Southwark Council** for formal confirmation.

Viewings

Strictly by appointment only, please contact **Henshall & Partners** to arrange.

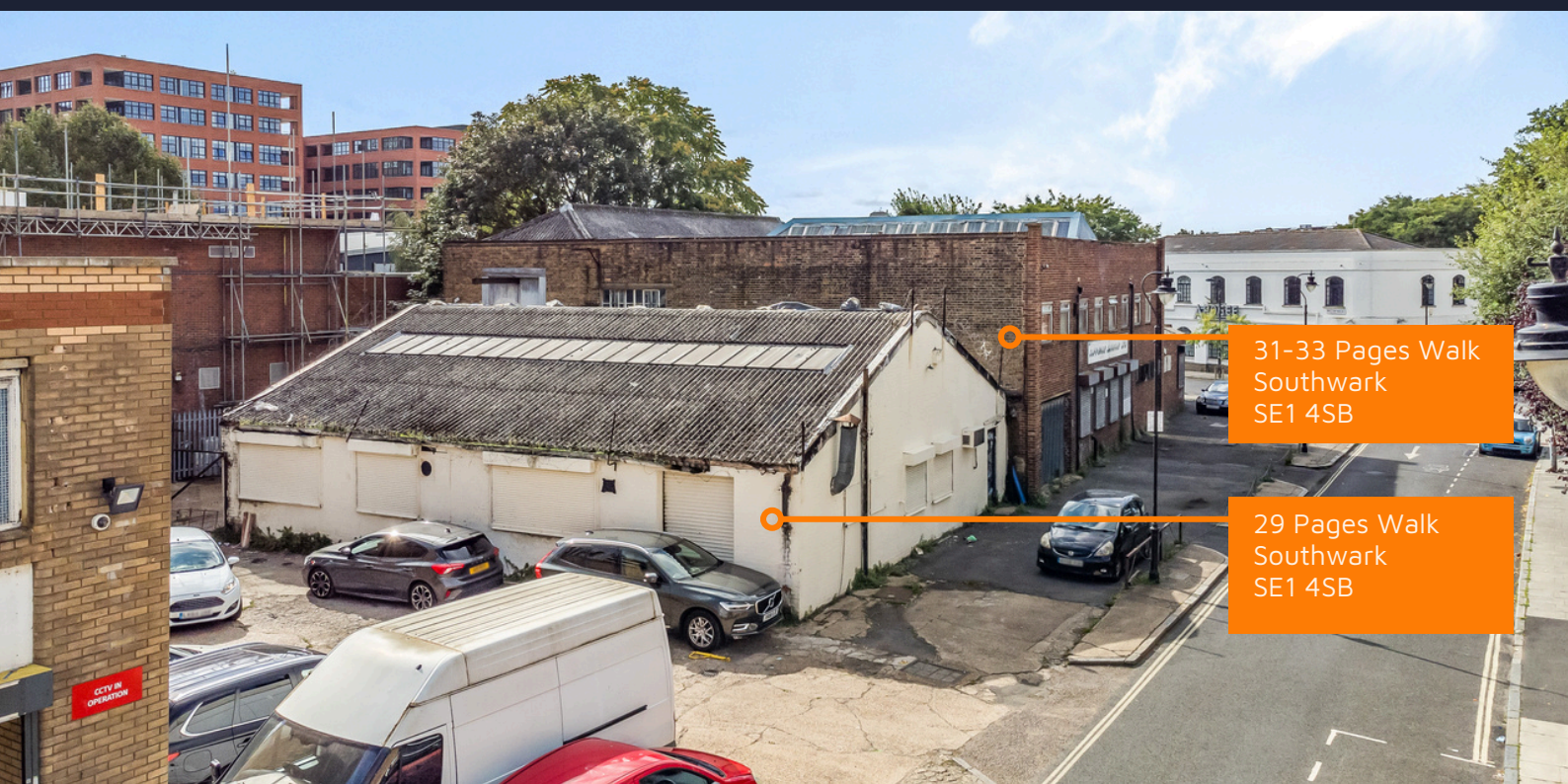
Terms

We are inviting offers for the **leasehold interest** available on the below terms:

**29 Pages Walk | 2,007sqft | £30,000pax
(£14.94psf)**

**31 & 33 Pages Walk | 9,804sqft | £130,000pax
(£13.25psf)**

**29, 31 & 33 Pages Walk | 11,811sqft | £150,000pax
(£12.70psf)**



CONTACT US

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