

ILDERTON ILDERTON ILDERTON ILDERTON STUDIOS

Seven commercial units
available ranging from
approx. 1,400 – 2,700 sq ft

YOUR
TRIBE



HIGHLIGHTS



CREATIVE CULTURE

Light-industrial units designed for creativity, complete with fitted lighting, WC, contemporary kitchens, and air conditioning expanding over 14,300 sq ft split into 7 units.



CATERED TO YOU

The scheme contains 250-unit student units and 58 residential apartments bringing the a significant footfall to Ilderton Road. The entire site is developed with premium finishes and amenities.



WELL CONNECTED

Conveniently located near Old Kent Road, 0.7 miles from Queens Park Peckham and South Bermondsey stations, offering excellent transport links.



FLEXIBLE TERMS

Units available on FRI leases directly with the landlord at £15-17 psf with flexible terms. Sizes range from 1,400 to 2,700 sq ft.

ILDERTON STUDIOS

**PROVIDING
CREATIVE
CORPORATES
A HOME, AWAY
FROM HOME.**

DON'T DEBATE IT,
JUST CREATE IT







- 1 Peckham High Street
- 2 Frank's Café Peckham
- 3 YourTRIBE Peckham
- 4 Queens Rd Peckham Stn.
- 5 South Bermondsey Stn.
- 6 YourTRIBE South Berm
- 7 Elephant & Castle
- 8 Maltby Street Market
- 9 Borough Market
- 10 The Shad Thames
- 11 London Bridge
- 12 Ravensbourne University
- 13 The City of London
- 14 Hatcham Studios
- 15 Millwall Football Club
- 16 Canterbury Industrial Est.

LOCATION

- Located at the southern end of Ilderton Road in South Bermondsey, London Borough of Southwark
- Excellent transport links from Queens Road Peckham and Bermondsey Station
- Direct trains to London central in 8 minutes
- Multiple bus links readily available providing access to London City and West End
- Within the Old Kent Road Opportunity Area, a regeneration masterplan on a grand scale including 20,000 new homes, employment clusters creating 10,000+ jobs, 2 new parks, 3 new tube stations and a new town centre
- As a main arterial road into Central London the Old Kent Road is host to numerous shops, restaurants, supermarkets, trade counters and other commercial amenities
- Connectivity is also set to improve further with the new Surrey Canal station (London overground) being delivered just 0.3 miles away

WHAT'S AROUND



**FRANK'S CAFE
PECKHAM**



**MALTBY STREET
MARKET**



**SHAD
THAMES**



**RAVENSBORNE
UNIVERSITY**



**TRIBE STUDENT
ACCOMMODATION**



**QUEEN'S ROAD
PECKHAM STATION**

CREATIVE SPACES

THE COMMERCIAL SCHEME

We are delighted to present seven brand-new commercial units available to rent in Bermondsey. Situated within a high-quality mixed-use development by Tribe.

Spanning the ground and first floors, these units feature:

- **Excellent floor-to-ceiling heights ranging from 4.1 to 4.7 meters**
- **Open-plan layouts**
- **Abundant natural light**
- **Own door access and shared communal lobbies**
- **Brand-new kitchens**
- **WC facilities**

This setup provides incoming tenants the flexibility to customize the space to meet their unique needs while allowing collaboration with neighbouring tenants within the communal hallways.

We are currently inviting rental offers for these units, which are available under a new Full Repairing and Insuring (FRI) lease directly with the landlord.



ILDERTON STUDIOS

AVAILABILITY BREAKDOWN

Unit	Floor	NIA sqft	Rent PAX	£ psf	Availability	3D Tour
1	Ground	1,770	£30,000	£17.00	Available	
2	Ground	2,700	£45,400	£17.00	Available	VIEW
3	Ground	1,450	£24,500	£17.00	Available	VIEW
4	1st	2,000	£34,000	£17.00	Available	VIEW
5	1st	2,680	£40,500	£15.00	Available	VIEW
6	1st	1,435	£21,500	£15.00	Available	VIEW
7	1st	2,350	£35,250	£15.00	Available	VIEW

*All figures are approximate and subject to negotiation.

**VAT is applicable on rent. Service charge, business rates and utilities are to be paid by the tenant.

FURTHER DETAILS

BUSINESS RATES

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

FLOOR PLANS

A detailed set of floor plans available on request

[VIEW PLANS](#)

VAT

The building has been elected for VAT

SERVICE CHARGE

Approx £3 psf.

BOOK A VIEWING



Contact **Kalmars** or
Henshall & Partners to arrange



GET IN TOUCH



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