



UNITS 2-10

RAYMOUTH ROAD

LONDON, SE16 2DB

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LOCATION













FIVE PRIME INDUSTRIAL UNITS WITH SELF-CONTAINED YARDS LOCATED IN BERMONDSEY.

These properties are situated on Raymouth Road, accessed via Rotherhithe New Road and Southwark Park Road, providing excellent transport links. Vehicular transport links provide access to Central London in just 32 minutes, and South East London via the A2/Old Kent Road. There is easy access to the A13 from the units via the Rotherhithe Tunnel.

Multiple public transport links facilitate ease of access to the Underground and Overground networks via Bermondsey tube, South Bermondsey rail station and Surrey Quays station.



DRIVE TIMES

South Bermondsey Station		 2 mins (0.2 miles)
Bermondsey Tube Station		 4 mins (0.9 miles)
Rotherhithe Tunnel		 6 mins (1.6 miles)
London Bridge Rail Station		 10 mins (2.3 miles)
City of London		 17 mins (3.8 miles)
Central London		 32 mins (4.3 miles)

DESCRIPTION

THE SITE COMPRISES FIVE NEWLY REFURBISHED INDUSTRIAL UNITS, AVAILABLE INDIVIDUALLY OR COMBINED.

Each features a highly desirable secure yard, accessed directly off Raymouth Road, which allows for parking of multiple vehicles, or can be used for additional storage.

The arches have been recently renovated to a high standard, with a new brick infill and high-level windows, allowing natural light into the unit. They also benefit from 3-phase power, new electric roller shutters with separate personnel entrances, ca. 5m ceiling heights, and DDA compliant WCs.

These units have E(g) and B8 planning, suitable for light industrial, storage, and distribution use.

ACCOMMODATION

DESCRIPTION	SQ FT
UNIT 2	6,391
UNIT 4	3,519
UNIT 6	2,056
UNIT 8	3,741
UNIT 10	2,104
TOTAL	17,811



- Unit 2 6,391 sq ft
- Unit 4 3,519 sq ft
- Unit 6 2,056 sq ft
- Unit 8 3,741 sq ft
- Unit 10 2,104 sq ft

SPECIFICATION



Prime London location



Newly refurbished



Incoming 3-phase power



DDA compliant WC



Water/drainage



Secure yard



24/7 access



Electric roller shutters



Available Autumn 2023

COSTS PER ANNUM

Description	Unit 2	Unit 4	Unit 6	Unit 8	Unit 10
Rent	£172,546	£95,003	£55,513	£101,016	£56,812
Service Charge	To be assessed				
Insurance	£2,108.89	£1,161.15	£678.49	£1,234.65	£694.37
Business Rates	To be confirmed post project completion				

Indicative monthly costs (excluding potential business rates and service charge):

Unit 2	£14,554.56
Unit 4	£8,013.71
Unit 6	£4,682.61
Unit 8	£8,520.93
Unit 10	£4,792.19

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

A new lease available by arrangement, further details available from USP London and Gerald Eve LLP.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents USP London and Gerald Eve LLP.

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