

# TO LET.



Unit 2, Bessemer Park, Herne Hill, SE24 0HG

Central London Warehouse / Industrial Unit – 2,769 sq ft (257 sq m)



## Key Features

- Central London Location
- Two Level Newly Refurbished Warehouse
- Secure Estate
- Allocated Car Parking & Loading Area

## Description

The property forms part of Bessemer Park, comprising a modern, mid terrace light industrial / warehouse unit set over two floors.

The unit is of steel portal frame construction, brick elevations with glazing to provide excellent natural light.

The general specification is as follows:

- Excellent, newly refurbished condition
- Brand new WCs
- A roller shutter door
- An internal forklift access points to first floor
- 5 car parking spaces
- Secure estate

## Location

Bessemer Park, is located on Milkwood Road, Herne Hill which runs from the junction at Halfmoon Lane north to Coldharbour Lane.

The unit has excellent public transport links. Herne Hill Station (0.5 miles), Brixton Underground Station (1.1 miles) in addition to a number of bus routes serving the area.

## Rates

TBC

## EPC

D - 92

## Accommodation

	Sq Ft	Sq M
Ground Floor	1,668	155
First Floor	1,101	102
<b>TOTAL</b>	<b>2,769</b>	<b>257</b>

\*Areas are approx GIA

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs

Each party to bear their own legal costs.

## Terms

The property is available by way of new FRI lease on terms to be agreed. Please contact Knight Frank for quoting price / terms.

## VAT

All pricing is subject to VAT.





# Contact

For further information, or to arrange a viewing, please contact the sole agents.



## TOM KENNEDY

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## SUBJECT TO CONTRACT

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