



**Unit** **Glengall Business Centre**  
**1** 43-47 Glengall Road  
London SE15 6NF

**19,106 sq ft - (1,775 sq m)**

Urban logistics warehouse unit on modern business park located just 2.5 miles from the City of London.



**To Let**

# Unit 1

**Glengall Business Centre**  
43-47 Glengall Road  
London SE15 6NF

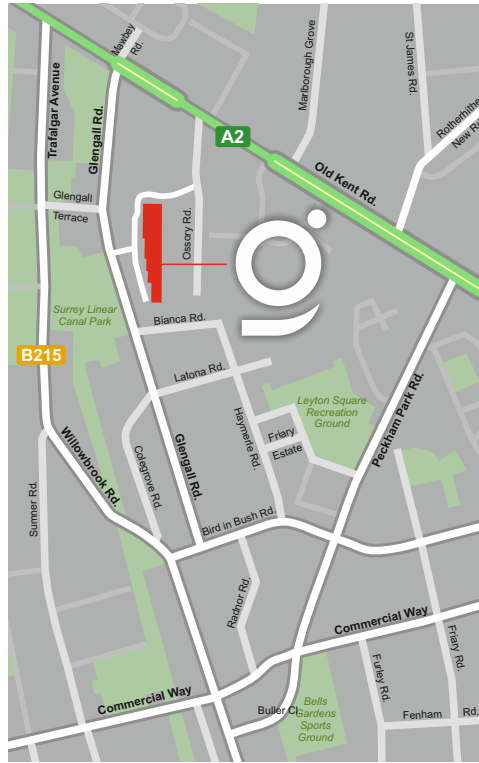
## Location

The property is situated just off the Old Kent Road in Peckham, London just 2.5 miles from the City and 4.5 miles from London's West End. The area benefits from excellent transport links. The A2 (Old Kent Road) provides access to the City and West End to the north and the South Circular (A205) 3.4 miles to the south. The A2 provides direct access to junction 2 of the M25 some 15.2 miles to the east with London Docklands 3 miles to the north.

South Bermondsey overground railway station is approximately one mile away and provides a direct service to London Bridge (5 minutes) while both Bermondsey (Jubilee line) and Elephant & Castle (Northern and Bakerloo lines) tube stations are within walking distance.

## Accommodation (approx. GIA)

Unit 1	sq ft	sq m
GF Warehouse	9,553	887.50
1F Offices	9,553	887.50
<b>Total</b>	<b>19,106</b>	<b>1,775.00</b>



## Distances from Glengall Business Centre

A2	- 0.2 miles	City of London	- 2.5 miles
A202	- 0.9 miles	A205	- 3.4 miles
A3	- 1.8 miles	Blackwall tunnel	- 7.2 miles

## Description

The property comprises an end of terrace light industrial / office unit arranged over two floors. The ground floor warehouse has a 4m high roller shutter door, 4.5m clear floor to ceiling height and floor loading of 30kN/m<sup>2</sup>. The first floor office accommodation incorporates a raised access floor, double glazed windows, recessed lighting, gas fired central heating and air conditioning. The current permitted use of the property falls within Classes BI(c) and B8 of the Town & Country Planning (Use Classes) Order 2005.

## Key Benefits

- Zone 2 location
- 9 person passenger lift
- 4m high roller shutter door
- 4.5m clear floor to ceiling height
- Generous car parking allocation
- Male, female & disabled WCs
- 3 phase power

**Rent:** Available on application.

**Terms:** The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

**Rates:** Interested parties are advised to make their own enquiries with the London Borough of Southwark.

**Legal Costs:** Each party to bear their own legal costs.

**EPC:** Energy Performance Asset Rating - C58.

For further information contact:



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