

# USP.

Admiral Hyson Industrial  
Estate, Hyson Road,  
London, SE16 3PA

**INDUSTRIAL TO RENT**

**4,070 - 9,560 SQ FT GIA**

[usp.london](http://usp.london)

020 3757 7777



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## Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
Unit 2	Available	5,490	£20.00
Unit 4	Available	4,070	£20.00
<b>TOTAL</b>		<b>9,560</b>	

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## Amenities

Electric roller shutters

3 phase power

Ancillary office space

24 hour access

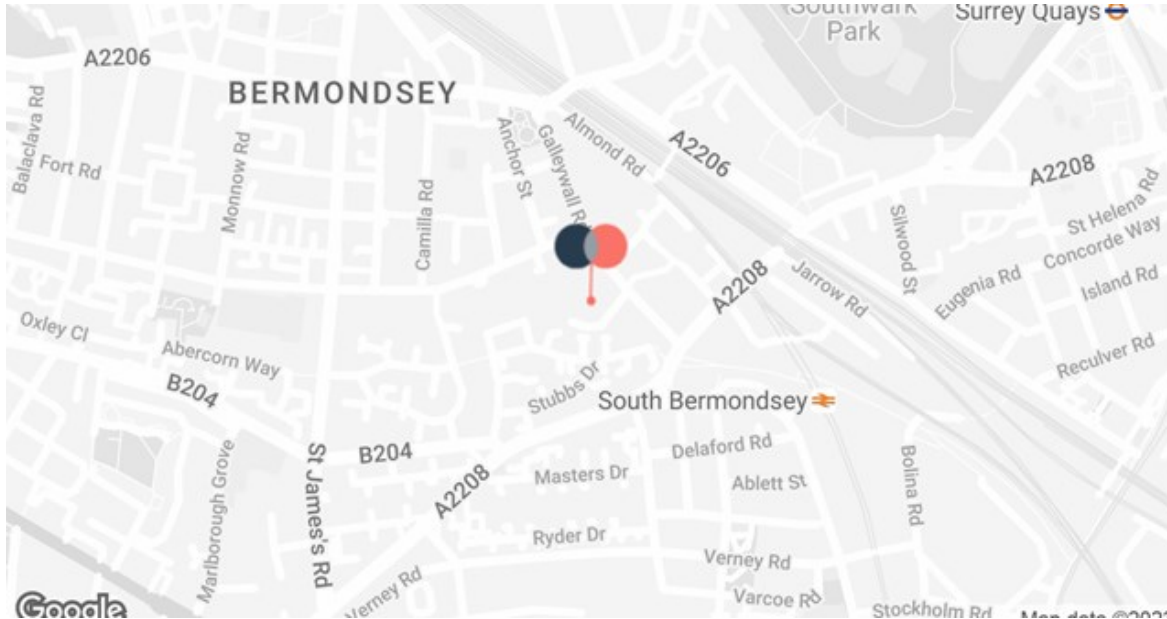
Demised car parking

Secure shared yard

Seperate personnel entrance

WCs





## Description

### Well Established Industrial Estate - Units To Let

These units form part of an 8-unit estate, situated in a mixed area of employment and residential.

Units 2 & 4 are warehouses of steel portal frame construction with low brick elevations, profile metal cladding and pitched metal clad roofs. The main warehouse floors are of concrete construction.

Admiral Hyson Industrial Estate is located on Hyson Road, just off Galleywall Road in the London Borough of Southwark.

The estate is located 0.1 miles from Rotherhithe New Road, connecting the A2 (Old Kent Road) and A200 (Lower Road), therefore providing convenient access to the City/West End and Canary Wharf via London Bridge or Tower Bridge and Dartford/M25 via the A2.

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## Further Information

New lease(s) will be available direct from the landlord until Dec 2024.

Rent  
£20psf

Service Charge  
£1.04psf

Rates  
TBC

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