

# UNITS 5-8 **SOUTHWARK BRIDGE ROAD**

164-166 SOUTHWARK BRIDGE ROAD  
LONDON SE1 0DG

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## **TO LET**

**NEWLY  
REFURBISHED  
INDUSTRIAL  
UNITS**

**1,938-2,314 SQ FT**



# WORK MAKE THRIVE



## SOUTHWARK BRIDGE ROAD

**The site comprises 4 newly refurbished industrial units available as one single consolidated unit, or individual units.**

These units have undergone complete renovation and feature new electric roller shutters built into brick infills, and a pedestrian access door. The high-level powder-coated aluminium glazed windows provide ample natural light, making the properties bright and airy.

Each unit benefits from 3-phase power and a DDA compliant WC. Unit 8 has its own self-contained secure yard, providing excellent vehicular access for goods in and out.

These units have B2 & B8 planning, suitable for industrial businesses, storage, and distribution.



# LOCATION

**THESE NEWLY REFURBISHED INDUSTRIAL UNITS ARE SITUATED IN SOUTHWARK, JUST 2 MINUTES' DRIVE FROM ELEPHANT & CASTLE STATION.**

Access to these properties is via Borough Road and Great Suffolk Street from Southwark Bridge Road. They benefit from direct links to the City and Central London via key road networks including London Bridge, Southwark Bridge, and Blackfriars, with the West End just 17 minutes drive away. Local Thameslink and Southeastern services directly connect the units to London Bridge station, which provides further National Rail services to Charing Cross and Cannon Street.

The surrounding area is a mix of light industrial, bar and restaurant, and entertainment venues, with Mercato Metropolitano, The Ministry of Sound, and The Ministry workspaces all just 1-2 minutes' drive away.





5-8 SOUTHWARK  
BRIDGE ROAD

# DRIVE TIMES

Elephant  
& Castle



Borough  
Market



Elephant  
& Castle



London  
Bridge



Waterloo



Central  
London



# ACCOMMODATION

UNIT	SQ FT	SQ M	RENT PA
5	1,938	180	£48,450
6	1,938	180	£48,450
7	2,314	215	£57,850
8	2,217	206	£66,510
<b>TOTAL</b>	<b>8,407</b>	<b>781</b>	<b>£221,260</b>

- Newly refurbished industrial unit(s).
- Prime location in Southwark, just 2 minutes' drive to Elephant and Castle and 17 minutes' drive to Central London.
- Unit 8 features a self-contained secure yard, allowing for vehicular access suitable for loading and unloading of goods.
- High level glazing allows for plenty of light into the property.
- Fully fitted with lining, 3-phase power, and a DDA compliant WC.

# SPECIFICATION



**Fully**  
refurbished



**24/7**  
access



**Electric roller**  
shutter doors



**Three-phase**  
power supply



**WC**  
facilities



**Prime**  
location



**Maximum arch height**  
4.81m



## RENT

**Unit 5** - £48,450 pa

**Unit 6** - £48,450 pa

**Unit 7** - £57,850 pa

**Unit 8** - £66,510 pa

## BUSINESS RATES

To be re-assessed. Interested parties to make their own enquiries.

## EPC

We are targeting an A rating on completion of refurbishment works.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information about the units or to arrange a viewing please contact the agent USP London LLP.

### JONATHAN CHEUNG

+44 (0)20 3757 8572

+44 (0)7706 357863

[jonathan@usp.london](mailto:jonathan@usp.london)

### ALEX JACKSON

+44 (0)20 3757 7777

+44 (0)7562 649126

[alexj@usp.london](mailto:alexj@usp.london)

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