

# Unit 59

T Marchant Trading Estate, Bermondsey  
SE16 3DH

UNIT TYPE Warehouse  
TOTAL AREA 1,354 Sq Ft / 126 Sq M

RENT £3,385.00 PCM + VAT

A rarely available light industrial unit , benefitting from roller shutter access, 3 phase power, parking and kitchenette facilities.



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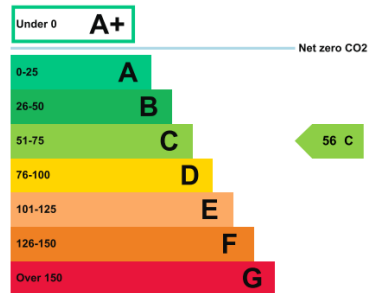
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Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Parking
- Roller Shutter
- WC
- Yard

## EPC RATING



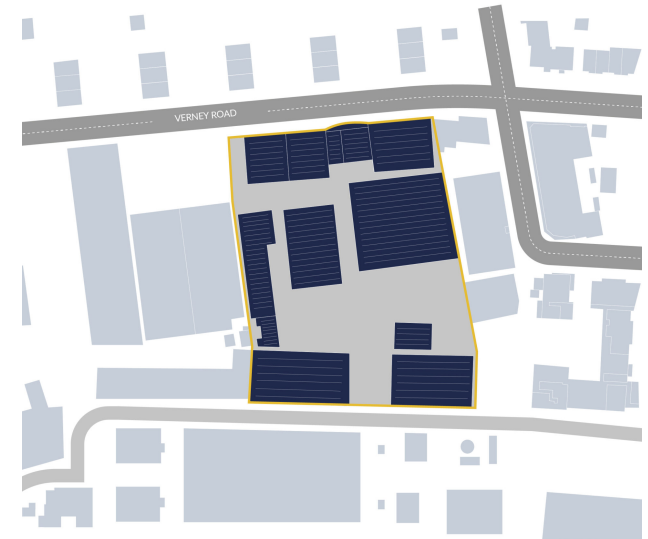
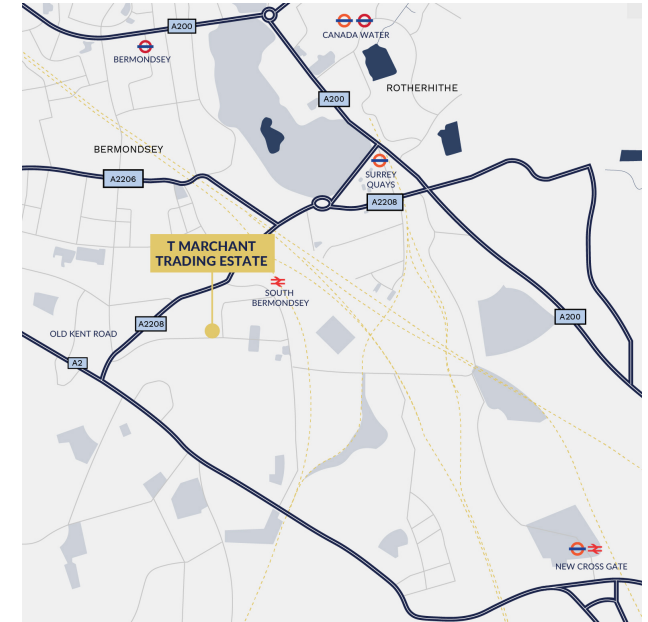
## DESCRIPTION

Unit 59 is a rarely available light industrial unit in Bermondsey, benefitting from roller shutter access, 3 phase power, parking and kitchenette/WC facilities.

The T Marchant Trading Estate contains 12 industrial units with loading yards and parking throughout. The estate has recently undergone a program of refurbishment works; among other things the works included the entirety of the yard being resurfaced and installation of a CCTV system.

## LOCATION

The units range from 1,350 sq ft to 20,500 sq ft and are of metal cladding and brick construction with each unit benefitting from its own roller shutter door. The estate is a 10 minute walk from South Bermondsey overground station, providing fast links to London Bridge, or a 15 minute drive from the City via the Old Kent Road (A2).



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