

# Unit 52-56

T Merchant Trading Estate, Bermondsey  
SE16 3DH

UNIT TYPE Warehouse  
TOTAL AREA 2,972 Sq Ft / 276 Sq M

RENT £7,430.00 PCM + VAT

A newly refurbished light industrial unit in Bermondsey



**UNIT TYPE** Warehouse

**TOTAL AREA** 2,972 Sq Ft / 276 Sq M

**RENT** £7,430.00 PCM + VAT

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

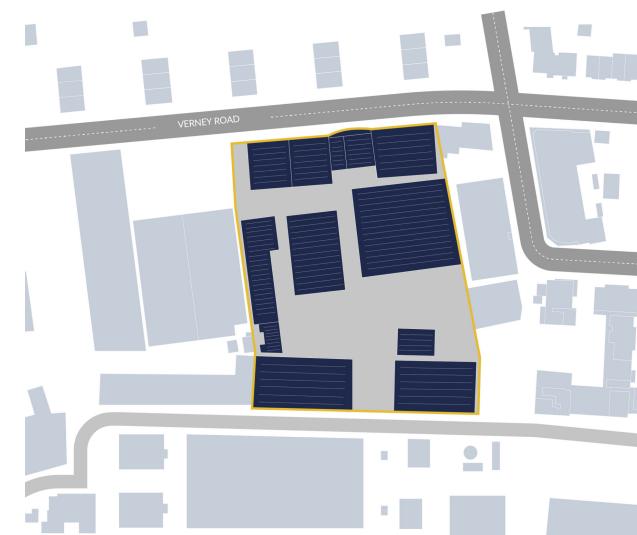
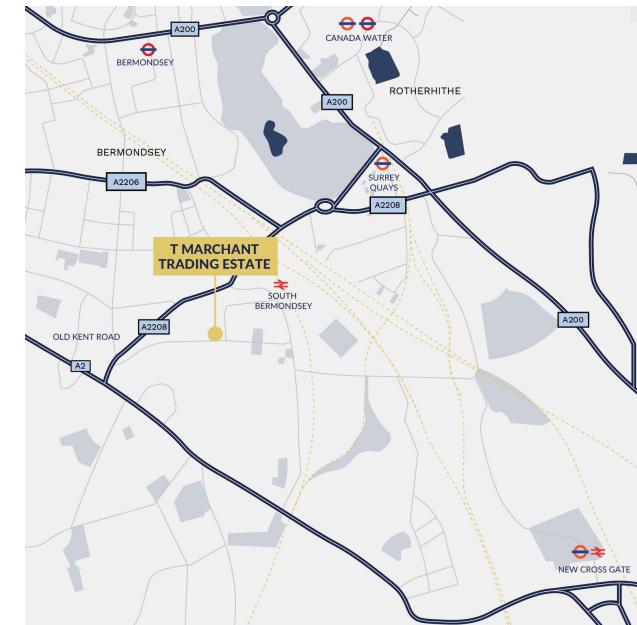
## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Gas
- Gas Heaters
- Kitchenette
- Roller Shutter
- WC

## EPC RATING



New rating  
coming soon



## DESCRIPTION

PHOTOS ARE INDICATIVE, NEW PHOTOS COMING SOON

Unit 52-56 T Merchant is available immediately following an extensive refurbishment, including brand new insulated profile sheet roofs. The unit benefits from frontage onto Verney Road, mains gas, 3-phase power, a roller shutter door, LED lighting, gas heating and a kitchenette. The unit is of portal frame construction with approx. 4.5m eave height rising to 5.5m at the apex. The estate as a whole has also been refurbished recently, with new road surfacing and CCTV implemented across the estate.

## LOCATION

The T Merchant Trading Estate is conveniently located on Verney Road in Bermondsey with great access to the New Rotherhithe New Road. The unit sits just an 8 minute walk from South Bermondsey Overground Station which is one stop into London Bridge. The Old Kent Road (A2) also provides excellent road links into Central London and out to the M25 and it is only a 15 minute drive from the City.



**Jamie Mayland**

+44 (0)20 7016 1520

jmayland@capitalindustrial.co.uk

Capital Industrial prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Capital Industrial will not be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Capital Industrial may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316