

# Unit 52-56

T Marchant 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

0-25	New rating coming soon
26-50	
51-75	
76-100	
101-125	
126-150	
Over 150	

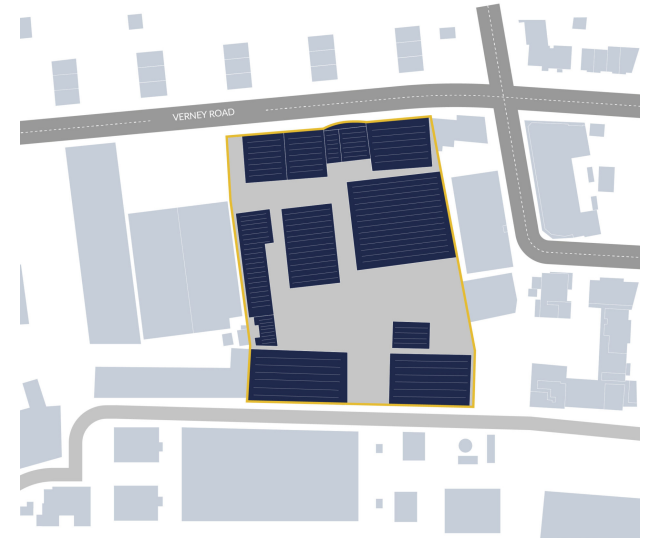
## DESCRIPTION

PHOTOS ARE INDICATIVE, NEW PHOTOS COMING SOON

Unit 52-56 T Marchant 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 Marchant 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.



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