



16 Bessemer Park Industrial Estate, SE24 0HG

TO
LET

2931
Sq Ft

£45,000
Per annum excl.

Uses Considered:
E (Light Industrial)

Description

No Dark Kitchens The property forms part of the Bessemer Park industrial estate, comprising a mid terrace office/ warehouse unit set over two floors.

The unit is of steel portal frame construction, brick elevations with glazing which provides excellent natural light. The ground floor provides flexible warehouse space with a glazed front entrance, WC, and 2 staircases up to the 1st floor (mezzanine) floor.

The first floor provides a recently refurbished office area together with additional warehouse storage.

At the front of the property you will find parking for 4 cars and a loading bay with full height roller shutters.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£45,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately

Lease End Date:

Next Rent Review: Negotiable

Break Clause: None

EPC

E

VAT

TBC

Local Authority

LB Lambeth

LTA 1954

TBC

Accommodation

	Sq M	Sq FT
Ground:	148.32	1597
First:	124.00	1335
Total (GIA):	272.32	2931

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value:	£35,000
Rates Payable (21/22):	£17,465 pa*
Service Charge (Est)	£3,600pa
Insurance (Est)	TBC

Utilities

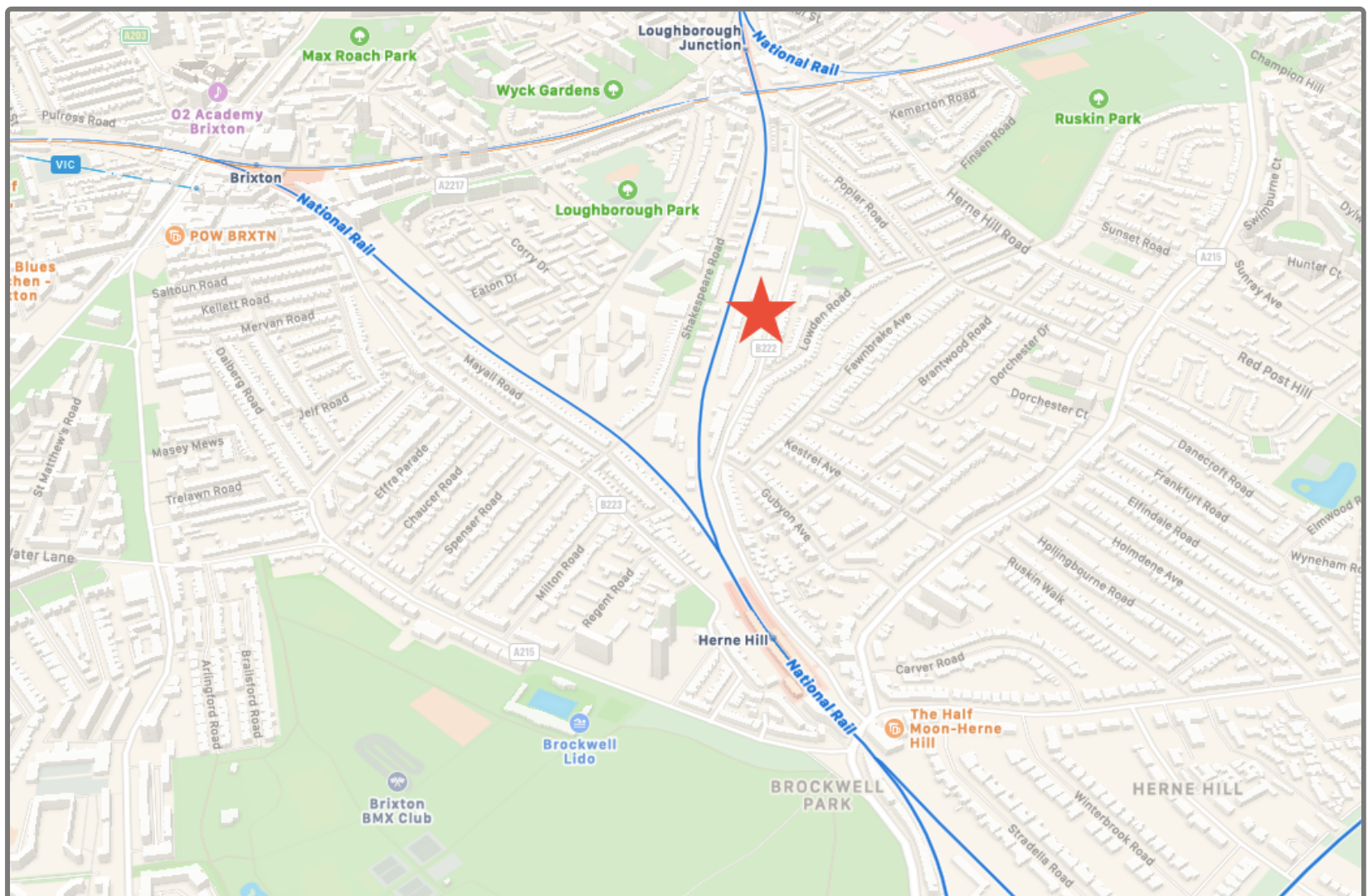
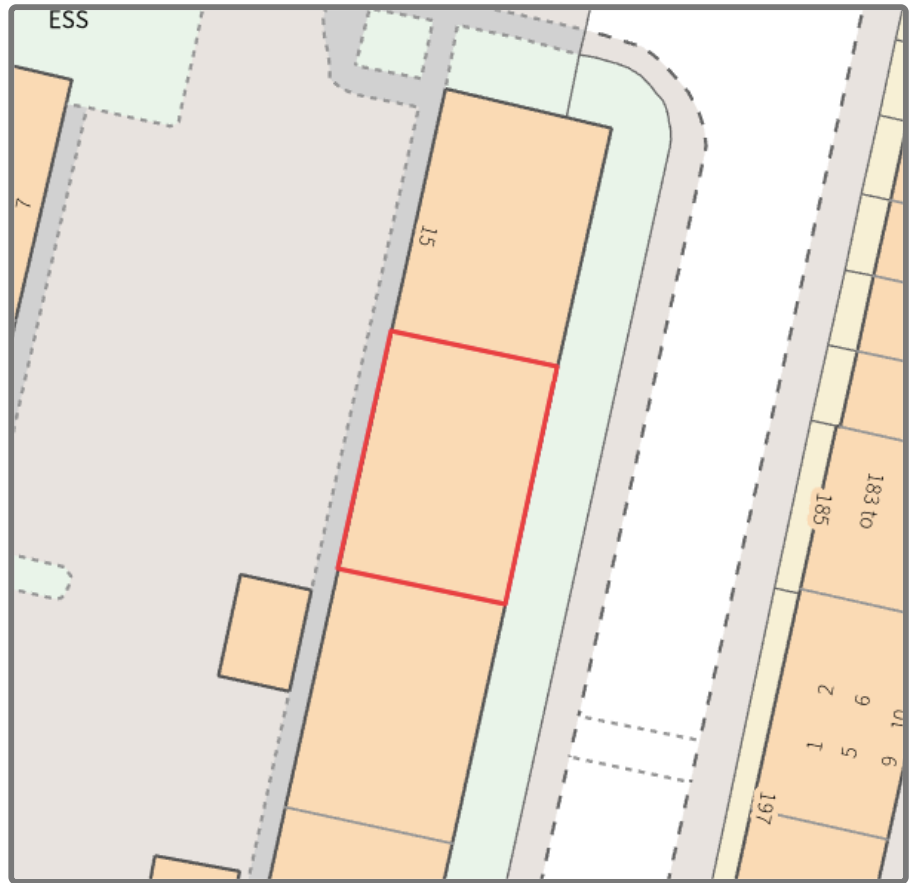
Three Phase.
A/C. Gas

*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

The property is situated in the well-positioned Bessemer Park light industrial estate, just off Milkwood Road in Herne Hill. Herne Hill is 5 miles from Central London between Brixton, Camberwell and Dulwich, straddling the London Boroughs of Lambeth and Southwark. It is a vibrant community with a range of independent shops, art galleries, bars and restaurants. Brockwell Park and the Brockwell Lido are also nearby.

Herne Hill overground station is a 5 minute walk away providing swift access to Blackfriars, Victoria and Wimbledon mainline stations/ the City and West End.



Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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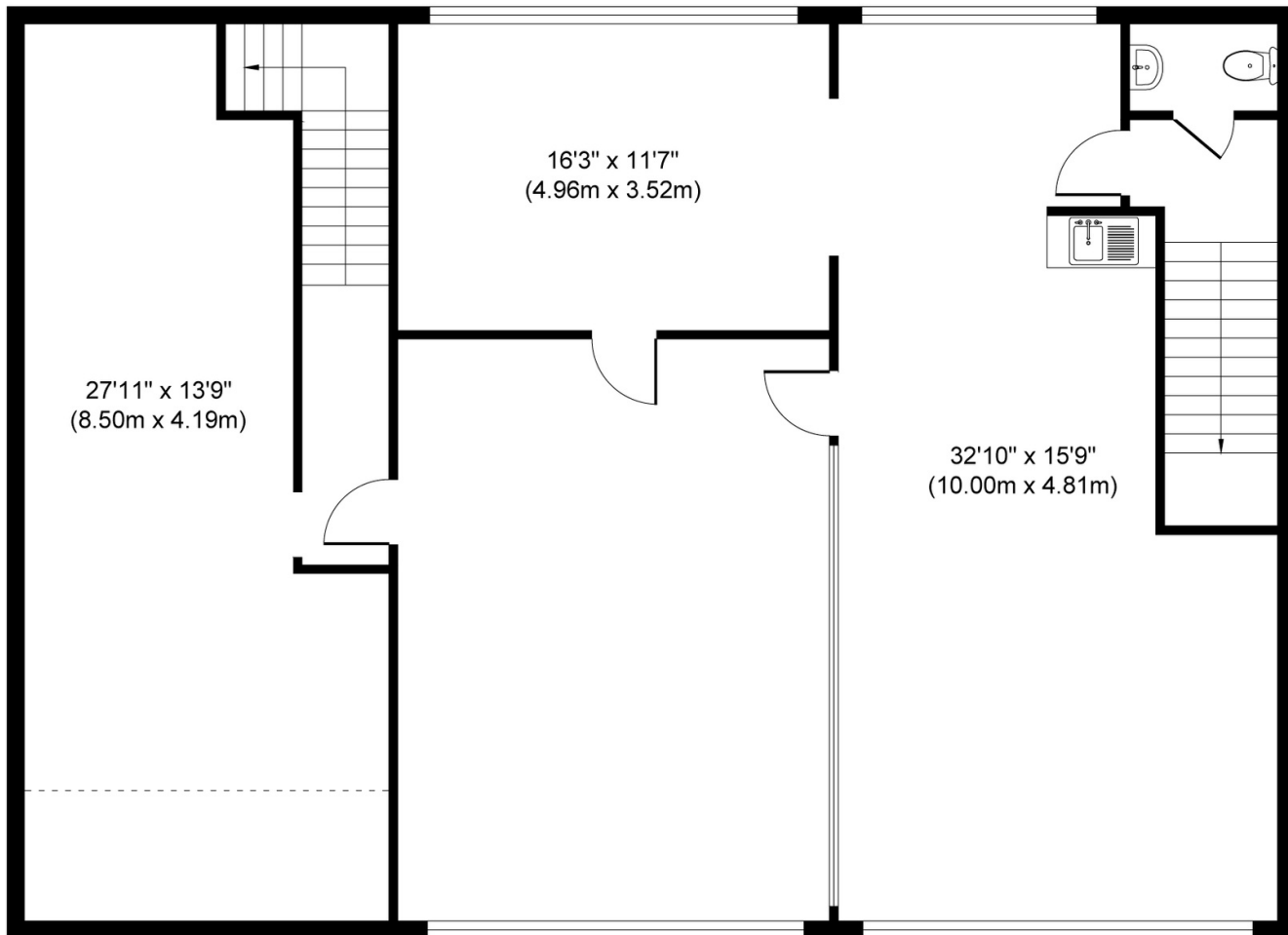
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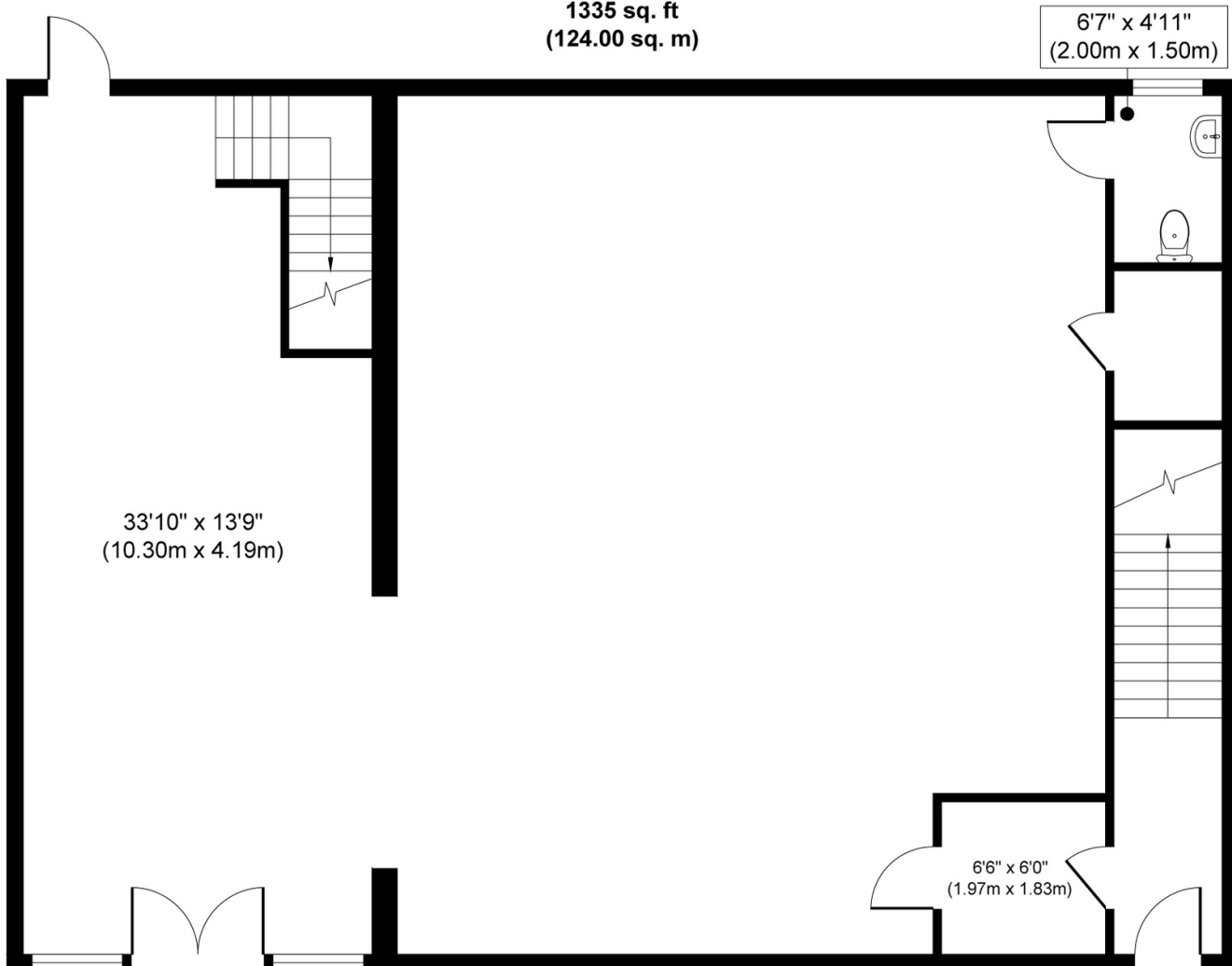


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Unit 16 Bessemer Park, SE24



First Floor
Approximate Floor Area
1335 sq. ft
(124.00 sq. m)



Ground Floor
Approximate Floor Area
1596 sq. ft
(148.32 sq. m)

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Chartered Surveyors

Approx. Gross Internal Floor Area 2931 sq. ft / 272.32 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property