



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**23 Crimscott Street, Southwark
SE1 5TE**

**INDUSTRIAL UNIT AVAILABLE TO RENT
IN SOUTHWARK**

(3,300SQFT)



Industrial

Summary

- Quality split-level industrial unit available to rent
- Excellent road connections (just off the Old Kent Road) and rail links (London Bridge and Borough stations under a mile away)
- Property extends 3,300sqft and is laid out over ground and mezzanine floors
- Occupier would benefit from existing fit out, which includes high spec cooking equipment, including an extraction system
- Ideal for dark kitchen or catering company
- We are inviting offers in the region of £70,000pax, on flexible lease terms direct with the landlord

Location

The subject property is located on Crimscott Street, which runs into Grange Road (A2206). Grange Road is just off Tower Bridge Road (A100) and Old Kent Road (A2). Tower Bridge Road offers easy access into both The City and West End.

The unit is centred under a 1 mile radius from four train stations, including Bermondsey, Borough, London Bridge and Elephant & Castle. Providing access to the London Underground Jubilee, Bakerloo and Northern lines, as well as Thameslink and SouthEastern Rail services.

The Southwark market benefits from being a popular place to live and work. Thus, providing an occupier with potential customers to service 7-days a week.

PROPERTY ADDRESS

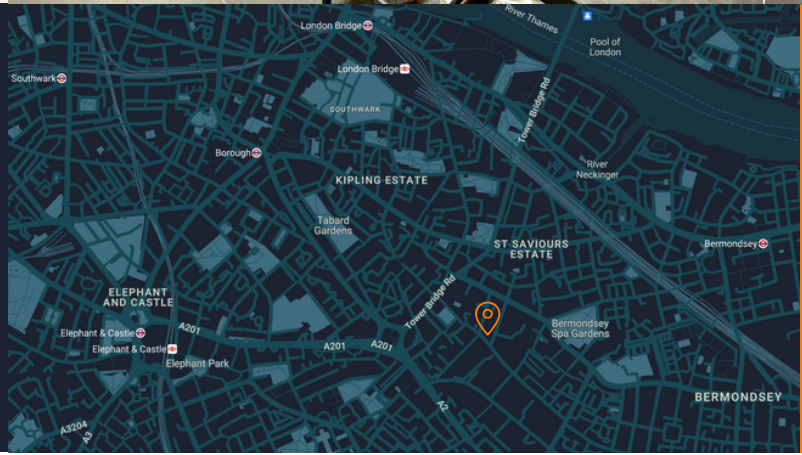
23 Crimscott Street,
Southwark, SE1 5TE

Description

We are pleased to offer this exciting opportunity to occupy an industrial unit in SE1. Currently used as a prep kitchen equipped with high-spec cooking equipment, such as walk in fridge-freezers and an extraction system.

Accommodation is split level, with a commercial kitchen on the ground floor, and an office and storage space at mezzanine level. The unit extends to c.3,300sqft (NIA) complete with roller shutter entrance doors and front yard parking.

Available on a new FRI lease direct with the landlord. The property will interest a range of occupiers, including dark kitchen companies and catering businesses. An operator in this sector would benefit from a unit that is ready for occupation in a popular market.



Viewings

Available via **prior appointment**, contact our team to arrange.

Business Rates

From the VOA we would estimate payable rates to be **£13,475pax**. We recommend interested parties to make their own enquires with **Southwark Council** for exact figures.

Terms

We are inviting rental **offers in the region of £70,000pax** for a new FRI lease direct with the landlord.

CONTACT US

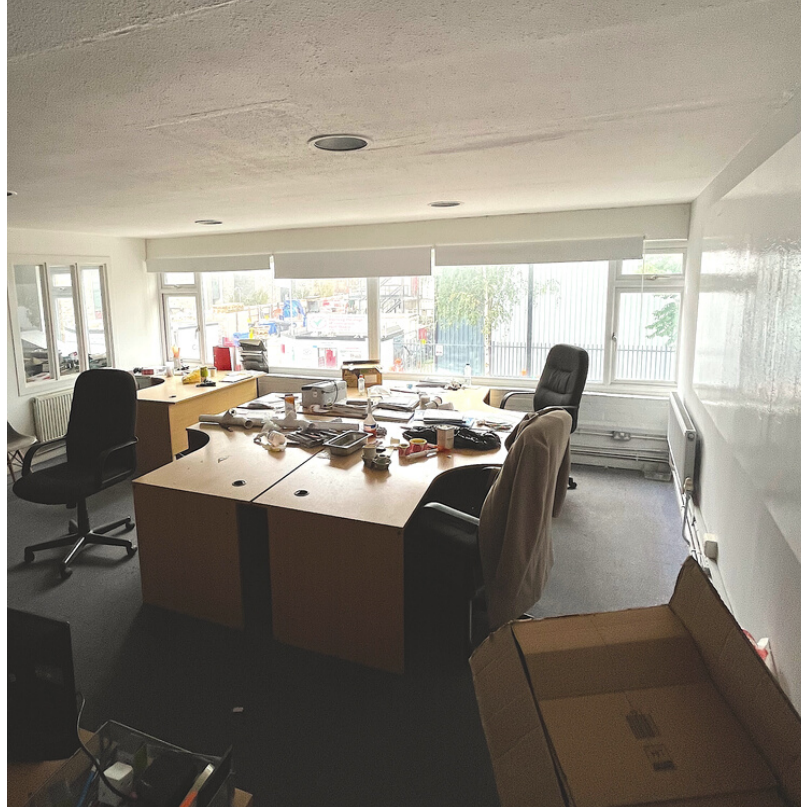
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