



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



21 Pages Walk, Southwark SE1 4SB

**INDUSTRIAL UNIT AVAILABLE TO RENT
IN SOUTHWARK**

(3,800 SQFT NIA)



Industrial

Summary

- Quality **split-level industrial unit** available to rent
- Property **extends 3,800sqft (NIA)** arranged over **ground and mezzanine floors**
- Close proximity to both the **West End and the City**
- Ideal for **last mile industrial occupiers**
- We are inviting offers in the region of **£60,000pax (£15.80psf)**, available on **flexible lease terms** direct with the landlord

Description

We are pleased to offer this **self-contained industrial unit to rent** in **Southwark**. Previously occupied by a storage company, the property benefits from an open-plan layout with double-height loading bay.

The unit extends **c.3,800sqft (NIA)**, with accommodation arranged over **ground and mezzanine floors**, complete with **new roller shutter entrance doors**, **loading bay** and **3 x parking spaces** at the front of the property.

Opportunity will interest a range of occupiers, including **last mile distributors** and **dark kitchens**. Available on a new **FRI lease** direct with the **landlord**.

Location

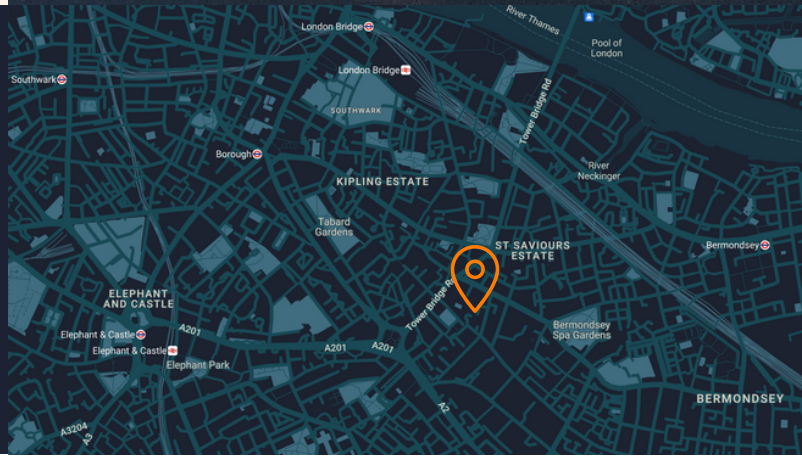
The subject property is located on **Pages Walk**, adjoining **Grange Road (A2206)** just off **Tower Bridge Road (A100)** and **Old Kent Road (A2)** offering **easy access** into both **The City** and **West End**.

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



PROPERTY ADDRESS

21 Pages Walk
Southwark
SE1 4SB



Viewings

Available via prior appointment, contact **Henshall & Partners** to arrange.

Business Rates

From the VOA we would estimate rates payable to be **£14,450pax**. We would recommend interested parties make their own enquires with **Southwark Council** for exact figures.

Terms

We are inviting **rental offers** in the region of **£60,000pax (£15.80psf)** for a new FRI lease direct with the landlord.



CONTACT US

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