



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



19 Pages Walk, Southwark SE1 4SB

**INDUSTRIAL UNIT AVAILABLE TO RENT
IN SOUTHWARK**

(3,876 SQFT NIA)



Industrial

Summary

- Quality **split-level industrial unit** available **to rent**
- Property **extends 3,876sqft (NIA)** arranged over **ground** and **mezzanine floors**
- Close proximity to both the **West End** and **the City**
- Ideal for **last mile industrial occupiers, art studios** and **local trade counters**
- We are inviting offers in the region of **£70,000pax (£18.00psf)**, 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 **music studio**, the property is **available as seen** fully fitted with **partitioned offices, storage space, WC facilities** and a **kitchen**.

The unit extends **c.3,876sqft (NIA)**, with accommodation arranged over **ground** and **mezzanine floors** complete with **roller shutter entrance doors** and **3 x parking spaces** at the front of the property.

Opportunity will **interest a range of occupiers**, including **last mile distributors, local trade counters, music and art studios**. Available on a new **FRI lease direct with the landlord**.

Location

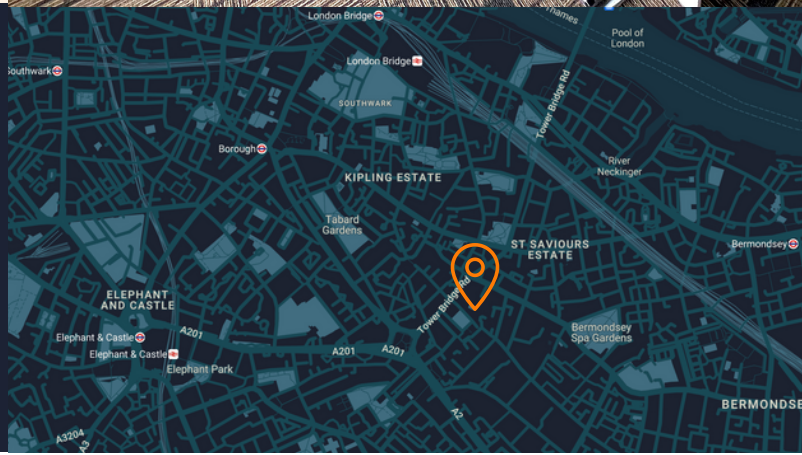
The subject property is located on **Pages Walk**, adjoining **Grange Road (A2206)** just off **Tower Bridge Road (A100)** and **Old Kent Road (A2)** offering **easy access** into both **The City** and **West End**.

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

19 Pages Walk
Southwark
SE1 4SB



Viewings

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

Floor Plans

Floor plans are **available upon request**.

Terms

We are inviting **rental offers** in the region of **£70,000pax (£18.00psf)** for a **new FRI lease** direct with the landlord.

CONTACT US

📍 Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP

☎ +44 (0) 207 125 0377

✉ info@henshallandpartners.co.uk

🌐 www.henshallandpartners.co.uk

📷 [@henshallandpartners](https://www.instagram.com/henshallandpartners)



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