

REFURBISHED

COGENT
REAL ESTATE



TO LET

WAREHOUSE A & B 14,198 – 17,100 SQ FT.

UNITS 18A + 18B, 18 MANOR GROVE, LONDON SE15 1SX

COGENTRE.CO.UK

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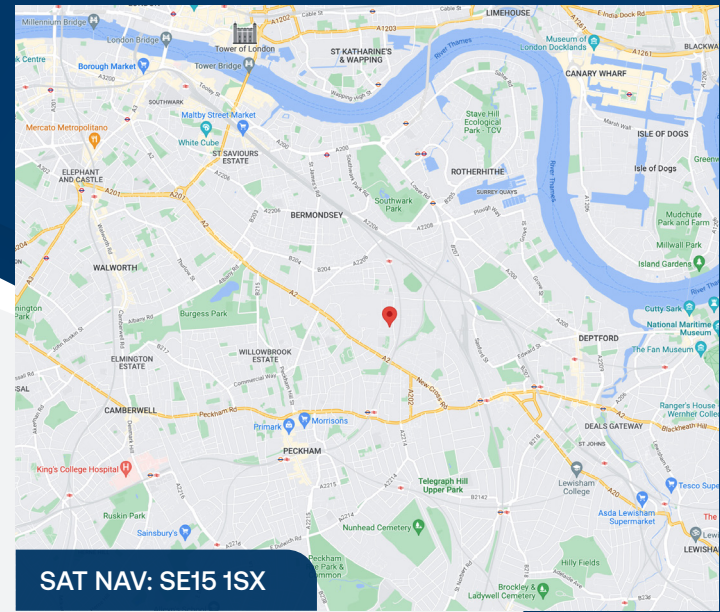
DESCRIPTION

18 Manor Grove comprises of 2 refurbished warehouses, Unit A + B, with separate surface level loading. The units are available separately or together. There are 4 demised car parking spaces under the canopy of Unit A with frontage onto Manor grove.

LOCATION

The site is located on Manor Grove which runs through the main hub of Industrial warehousing in South Bermondsey. The Property is located just North of the A2 Ilderton Road exit, supplying it with strong connections to Central London as well as J3 of the M25 and M20 via the A20 eastbound. Bermondsey railway station is located 0.6 miles North of the property and runs regular services into London Bridge taking just 5 minutes. The nearest tube station, Bermondsey, is located 1.5 miles away. London City Airport is the closest airport to the subject property, located 8 miles east just north of the River Thames, providing flights to 50 destinations from 12 airlines.





A possible 12 minute drive to the City

SAT NAV: SE15 1SX

AMENITIES

- 2 Roller Shutter Doors
- Under Canopy Parking (4 spaces)
- Unregulated Street Parking
- Prime Industrial Location
- New Fitted Offices
- Sodium Lighting
- Separate Male and Female W/C Facilities
- 6m Eaves
- Internal Loading Bay
- Recently Replaced Roof

TERMS

The property is available by way of a new FRI lease.

EPC

The property has a current EPC rating of C-74.

ACCOMMODATION

The property provides approximate areas measured on a gross internal area basis:

	SQ M	SQ FT
18A Warehouse	1,058	11,384
Ground Floor Offices	100	1,075
First Floor Offices	184	1,978
18A TOTAL	1,342	14,437
18B Warehouse	247	2,663
TOTAL	1,589	17,100

VAT

VAT is applicable.

RENT

On application.

BUSINESS RATES

Rateable Value: £164,000. Rates payable for the current financial year for 2022-2023: £84,000 p/a. NB: The rates payable may be subject to transitional relief so we advise all interested parties to undertake their own investigation with the local authority.

FURTHER INFORMATION

For further details please contact:



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