

**NEW BUILD LIGHT INDUSTRIAL  
WORKSHOP**

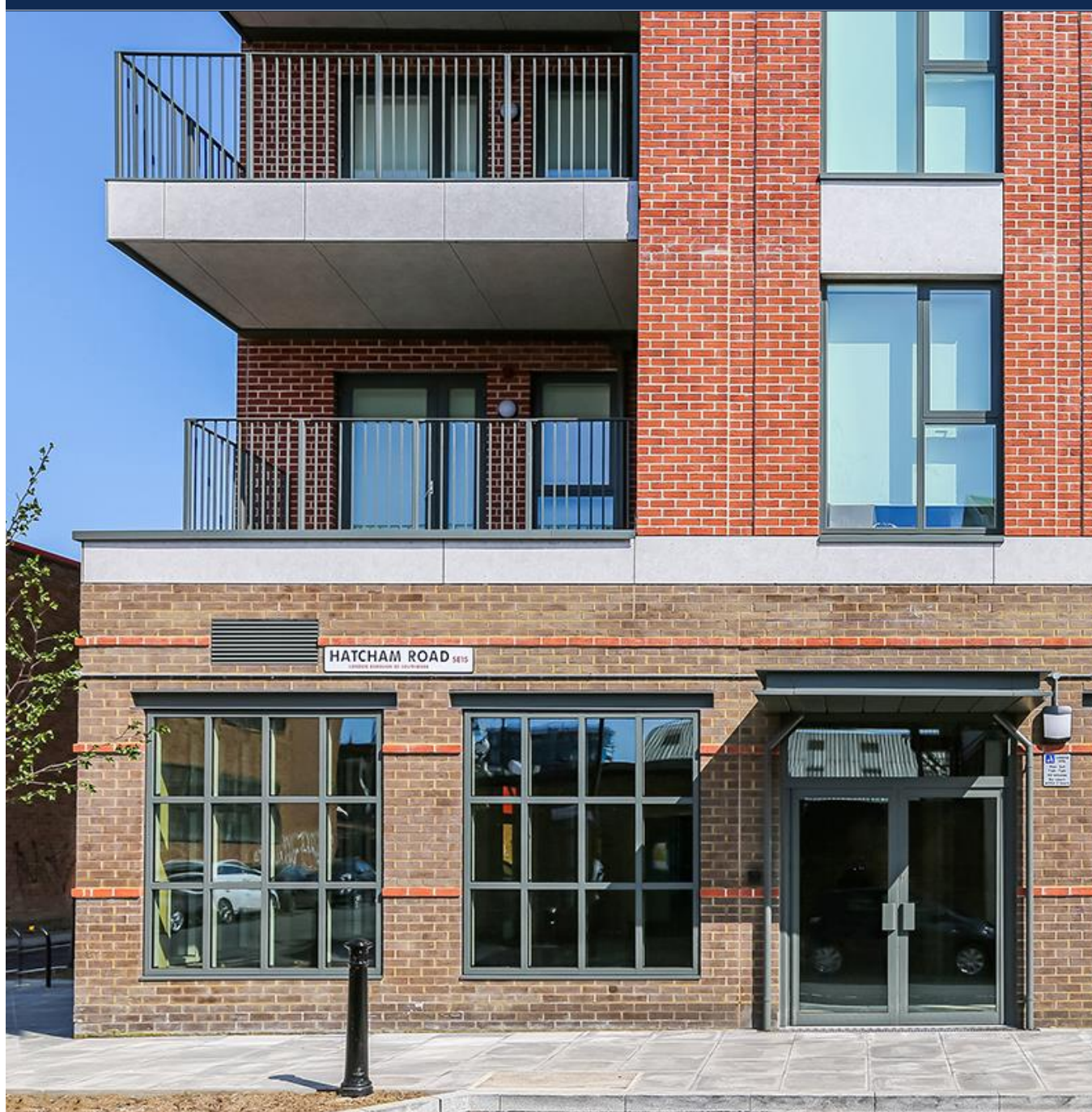
**TO LET**

**1,506 - 7,241 SQ FT (140 - 673 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**62, HATCHAM ROAD, LONDON, SE15 1TW**





### LOCATION:

The property is located under 2 miles from Tower Bridge at the center of an Area Action Plan regeneration zone, where massive changes are being undertaken transforming the character of the area from traditional industrial and social housing into a mixed commercial and residential location suitable for modern businesses.

It is conveniently located for South Bermondsey station, which is approximately a third of a mile direct distance and then just 4 minutes travel to London Bridge. It will also be accessible to New Bermondsey overground station when it opens. This position therefore well placed for servicing central London.



### DESCRIPTION:

62 Hatcham Road comprises four new ground floor studio / workshop units, available in shell and core, ready for occupants to fit to their own requirements. The self-contained units vary from 1,506 sq ft. to a total of 7,241 sq ft. Access to the units is via the double doors, there is also access for deliveries via the car park.

### ACCOMMODATION:

Unit	Sq. Ft.	Rent pa
Unit 1	1,591	£35,000
Unit 2	1,630	£35,860
Unit 3	2,514	£55,300
Unit 4	1,506	Under Offer



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**SIZE:** 1,506 - 7,241 Sq Ft (140 - 673 Sq M)



**RENT:** £22.00 per sqft/pa



### **COSTS:**

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



### **VIEWINGS:**

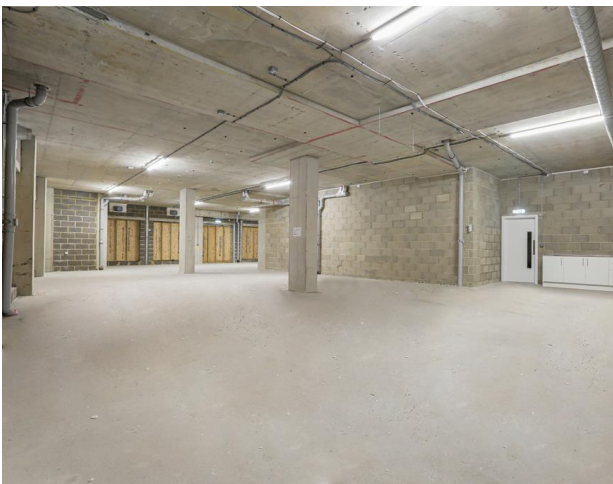
By arrangement with the owner's sole agents KALMARs Commercial.



### **CONTACT:**

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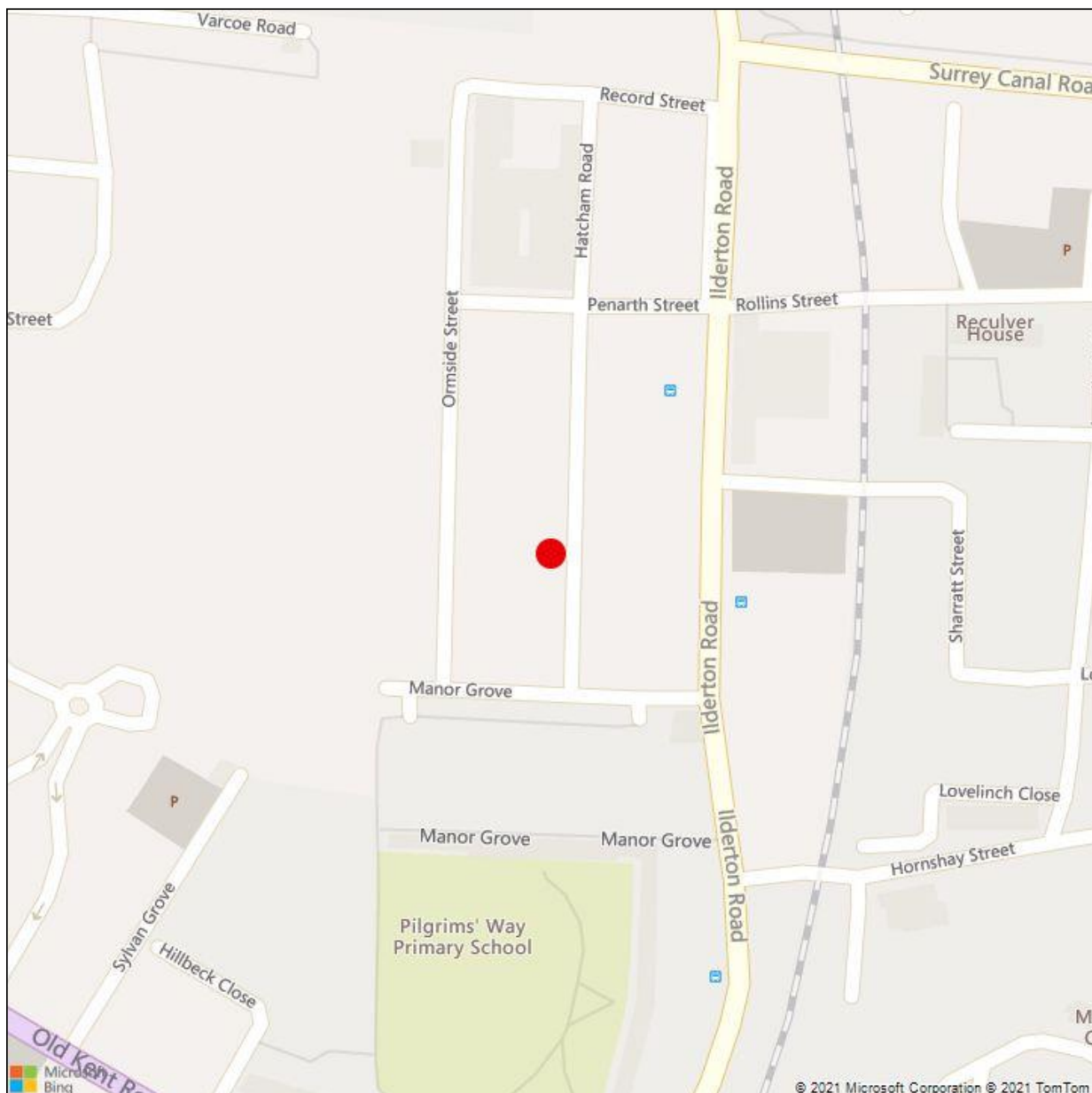
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All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

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## FLOOR PLAN



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