

REFURBISHED
UNIT **TO LET**
38,629 SQ FT

**TRIPLE
TWO**
CENTRE

Tannery Close | Elmers End | Beckenham | BR3 4BY

 **AVIVA
INVESTORS**

Unit A has been comprehensively refurbished and offers a unit of steel frame construction with part profile steel cladding and brick elevations under pitched roof. It benefits from a large self contained yard and ample parking spaces. Internally, the unit offers a ground floor reception with showers and WC facilities.

The first floor offers refurbished office space with exposed services, VAV heating and cooling, a lift, WC facilities and a kitchen area. In addition there is also first floor storage with direct access from the warehouse. The unit has 5 dock level loading doors and 1 platform loading door. The unit has a roof terrace with views to Bromley and south London.

UNIT A	SQ FT	SQ M
Ground floor	30,517	2,835
First floor (Offices & ancillary)	4,143	385
First floor (Storage)	3,969	369
TOTAL GEA	38,629	3,589



LARGE SECURED
YARD



YARD DEPTH:
45M



DOCK & PLATFORM
LOADING DOORS



8M TO
RIDGE



FULLY FITTED
OFFICES



EV CHARGING
POINTS



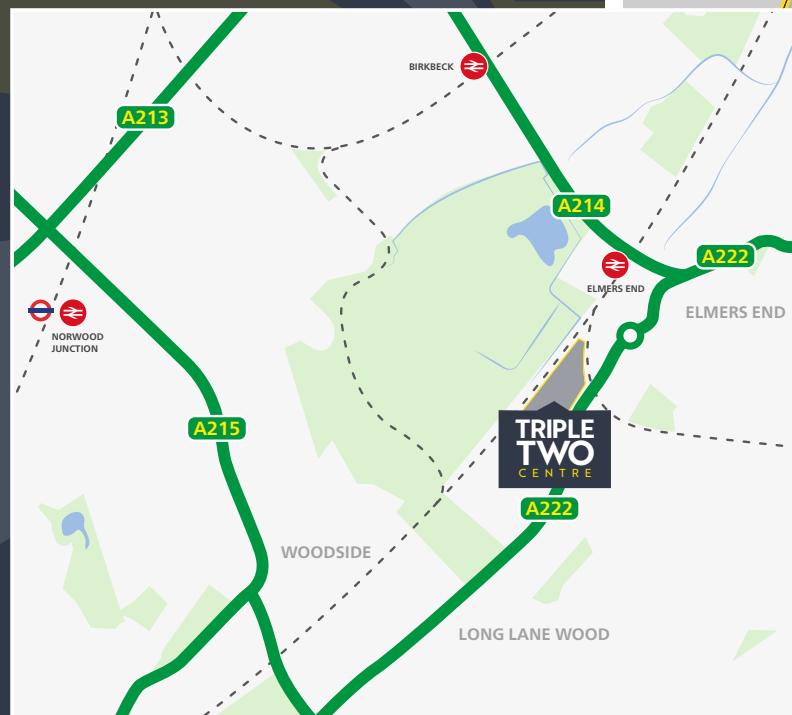
PV ROOF
PANELS



LED LIGHTING
THROUGHOUT

	MILES	MINUTES
Elmers End Station	0.5	1
Birkbeck Station	0.9	4
Norwood Junction	2.1	10
A205	6	12
Central London	9	45
M25 (J4)	12	32
M23 (J8)	13	40
M20 (J1)	17	44

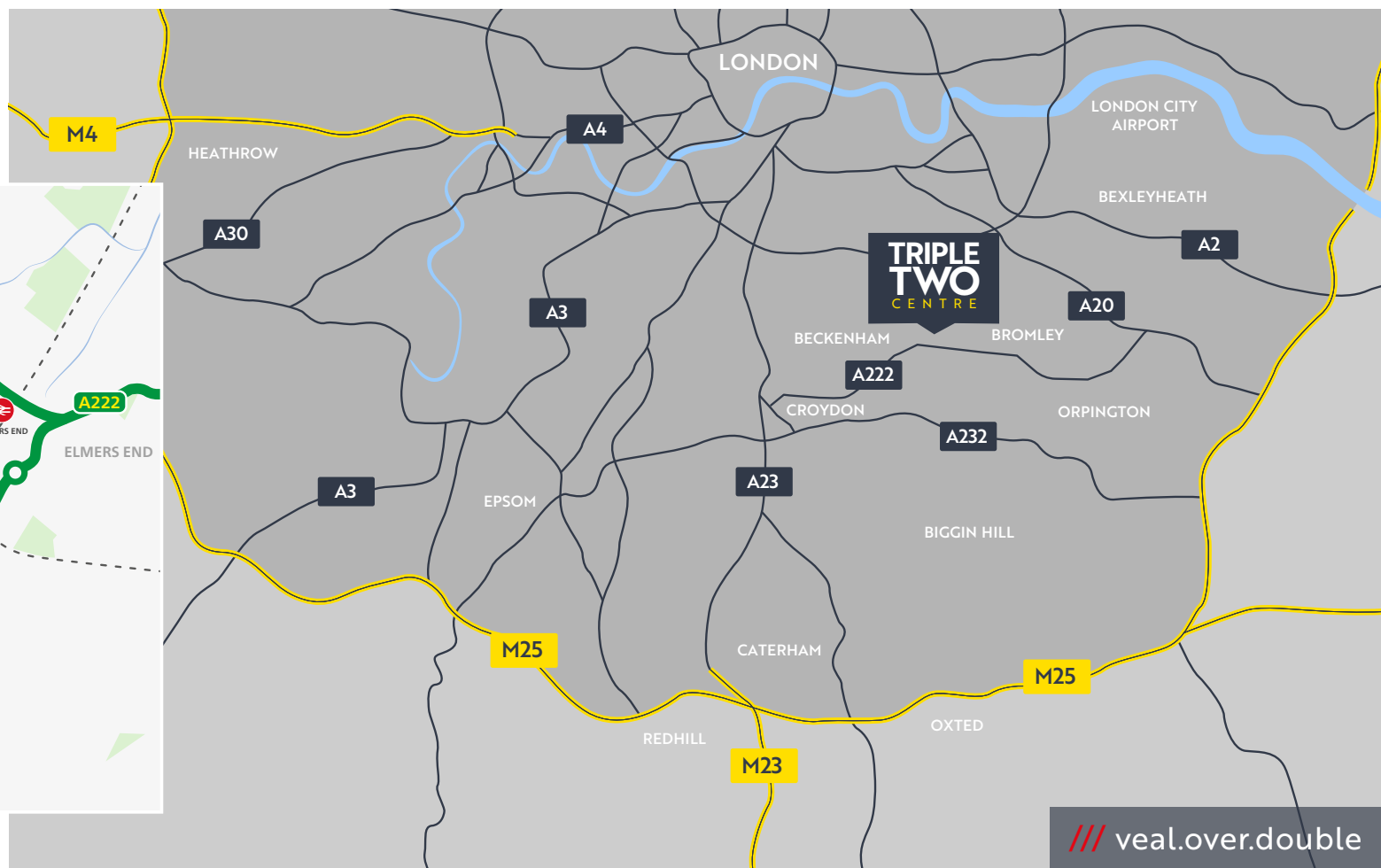
All times & distances have been obtained from Google Maps



The estate is well situated to provide access across South London with the South Circular (A205) only a 12 minute drive.

Access to the M25, M20 and M23 is possible within 25 minutes to each motorway, providing swift access to the rest of the South East.

There are local train links to Charing Cross (30 mins), London Bridge (20 mins) and Victoria (30 mins), as well as tramlink services across South West London.



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RATES

To be reassessed following refurbishment.

RENT

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Copy available at request.

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

ALL ENQUIRIES



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