

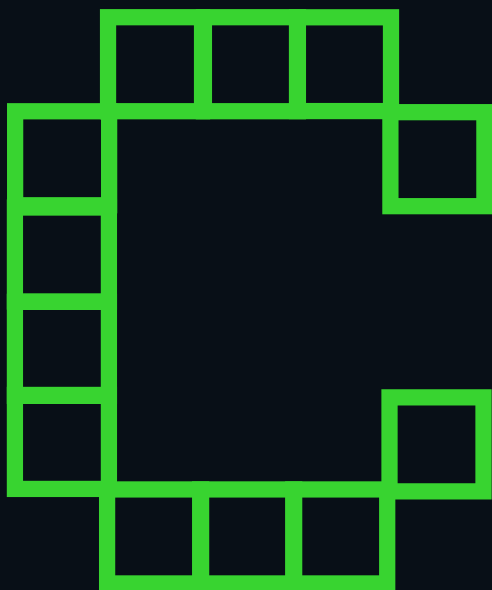
LAST UNIT REMAINING

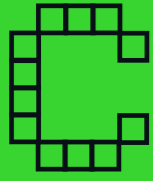


Refurbished Trade/Industrial  
Unit To Let  
5,433 Sq Ft

Chiltonian  
Industrial  
Estate

Lewisham SE12 0TX





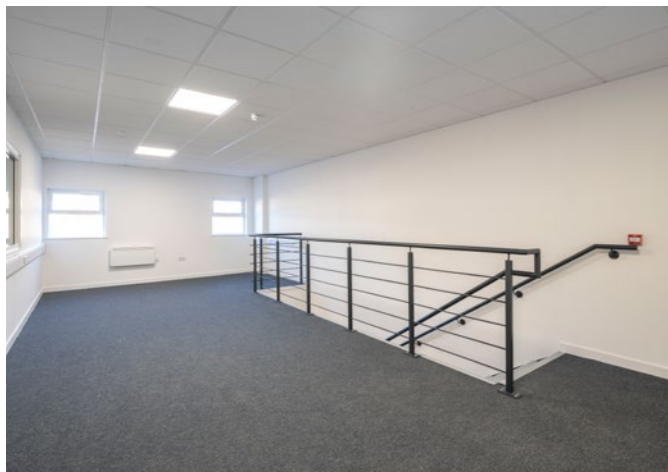
# Chiltonian Industrial Estate

Situated in close proximity to the South Circular Road (A205), the estate has a large number of established occupiers serving a high local population of 275,000 people.



## Specification

- 5.7m to eaves
- Office to first floor
- 3 phase power
- EV charging points
- Generous loading apron/parking
- Floor loading 37.5kN/m<sup>2</sup>
- Steel portal frame with clear internal space
- Up and over loading door



## Accommodation

Unit 20	Sq M	Sq Ft
Ground Floor	461.4	4,966
First Floor	43.4	467
<b>Total</b>	<b>504.8</b>	<b>5,433</b>

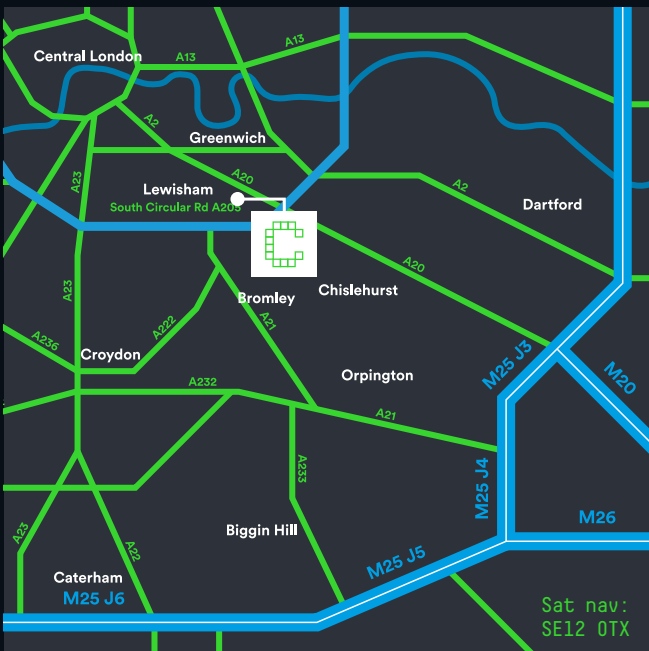
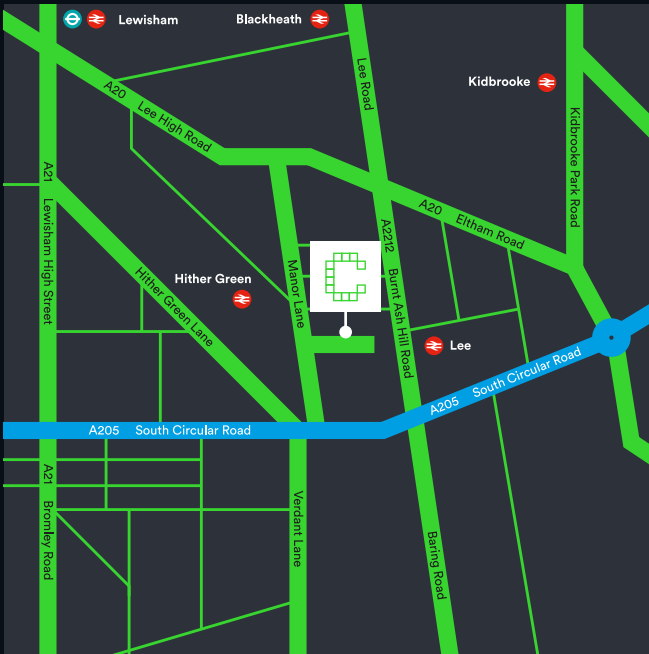
## Estate Occupiers



## Site Plan



A strategic position, with excellent connections to central London, the M25 and the National Rail network.



## Connections

South Circular Road  
2 minutes



Central London  
9 minutes\*



M25  
17 minutes



\* Journey time taken from Lewisham Station.

## Location

Chiltonian Industrial Estate is strategically located off the South Circular Road (A205) with easy access to the principal trunk roads A2, A20, A21 and is approximately 9 miles from junction 3 of the M25 motorway. In addition to local bus services there are mainline railway stations at Lee and Hither Green, which are approximately a ¼ mile east and west respectively from the industrial estate.

Hither Green and Lee stations are within walking distance and provide services into London Bridge, Charing Cross, Orpington and Lewisham.

## EPC Rating

B46.

## Terms

Upon application.

## Viewing

Strictly through joint sole letting agents:

**Georgia Pirbhai**  
07599 533 143  
georgia.pirbhai@colliers.com

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07881 553 904  
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