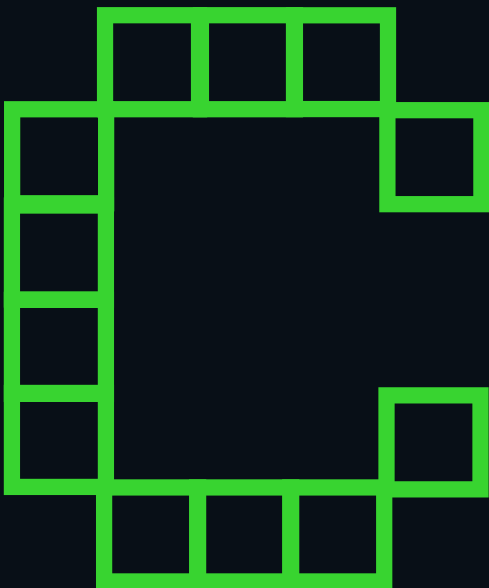


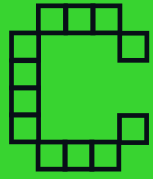


Refurbished Trade/Industrial
Unit To Let
5,892 Sq Ft

Chiltonian
Industrial
Estate

Lewisham SE12 0TX
[///brass.double.forces](http://brass.double.forces)





Chiltonian Industrial Estate

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



Unit 20 Ground Floor

Specification

- 5.7m to eaves
- Offices on first floor
- 3 phase power
- EV charging points
- Generous loading apron/parking
- Floor loading 37.5kN/m²
- Column free warehouse
- Up and over loading door
- PV panels to the roof



Accommodation

Unit 20*	Sq M	Sq Ft
Ground Floor	493.6	5,313
First Floor	53.8	579
Total GIA	547.4	5,892

*Potentially 11,676 sq ft available

Estate Occupiers

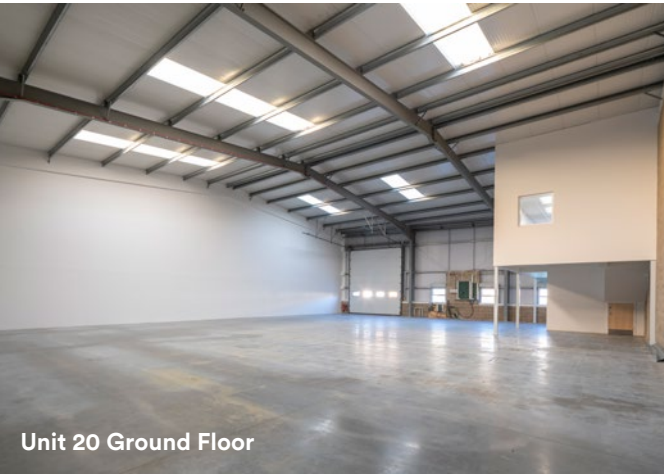


Site Plan



Estate Occupiers

- Tool Station
- Brewers
- City Electrical Factors
- Dulux Decorator Centre
- Capital Hair & Beauty
- City Plumbing Supplies
- Howden Joinery
- T Brown Florist
- HPS
- Screwfix
- Easy Bathrooms
- Brockley Brewery
- Beamount Beverages
- TLC Electrical
- YESSS Electrical
- Headlam



Unit 20 Ground Floor



Unit 20 First Floor

A strategic position, with excellent connections to central London, the M25 and a large local population.

Connections

South Circular Road
2 minutes



Central London
9 minutes*



Hither Green Station
12 minutes



* Journey time taken from Lewisham Station.

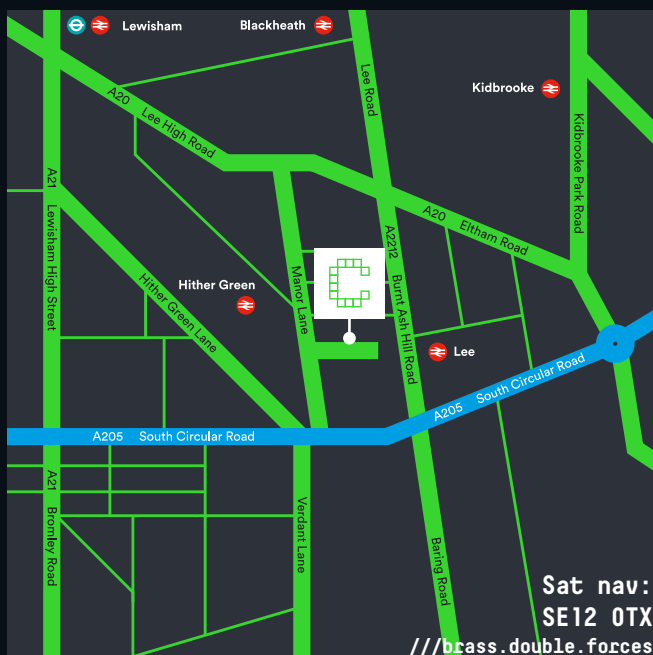
Location

Chiltonian Industrial Estate is strategically located off the South Circular Road (A205) with easy access to the principal trunk roads A2, A20, A21.

There are mainline railway stations at Lee and Hither Green, which are approximately a ¼ mile east and west respectively from the industrial estate.

Lee and Hither Green stations have services into London Bridge, Charing Cross, Orpington and Lewisham.

Local bus routes have services to Lewisham, Sidcup, Crystal Palace and Blackheath.



EPC Rating

B46 (Unit 20).

Terms

Upon application.
Subject to contract.

Viewing

Strictly through joint letting agents:

Georgia Lever
07599 533 143
georgia.lever@colliers.com

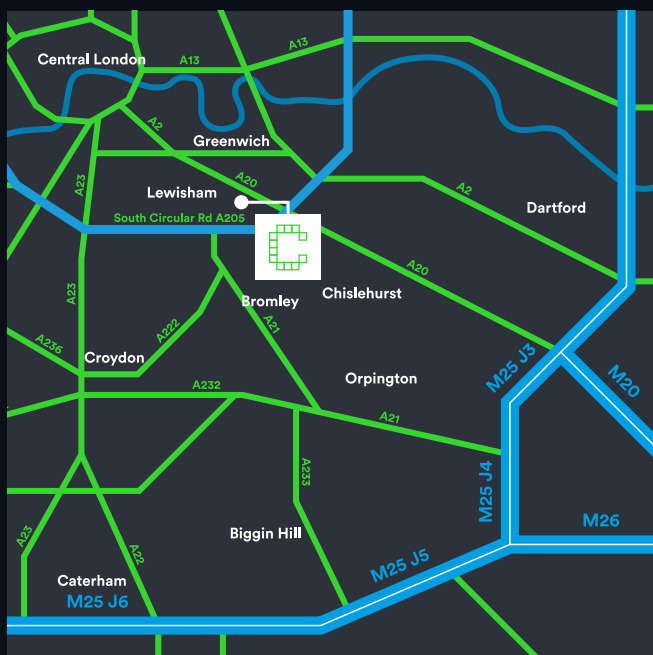
Katie Milburn
07345 123 414
katie.milburn@colliers.com

Paul Londra
07779 269 290
paul.londra@tlre.co.uk

Ed Thomason
07818 065 276
ed.thomason@tlre.co.uk



0203 151 1011
www.tlre.co.uk



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