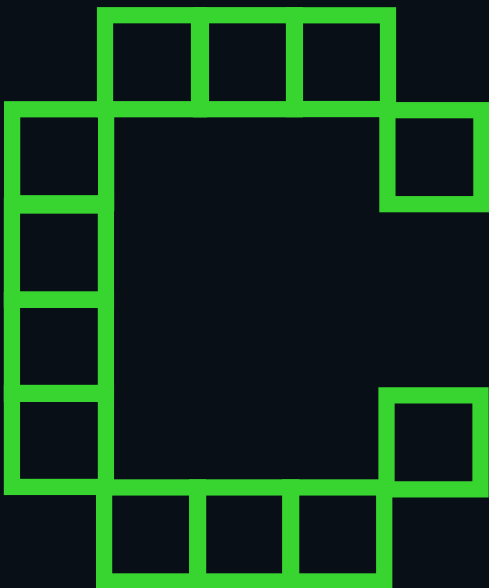


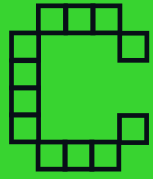


Refurbished Trade/Industrial
Unit To Let
5,892 Sq Ft

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



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.

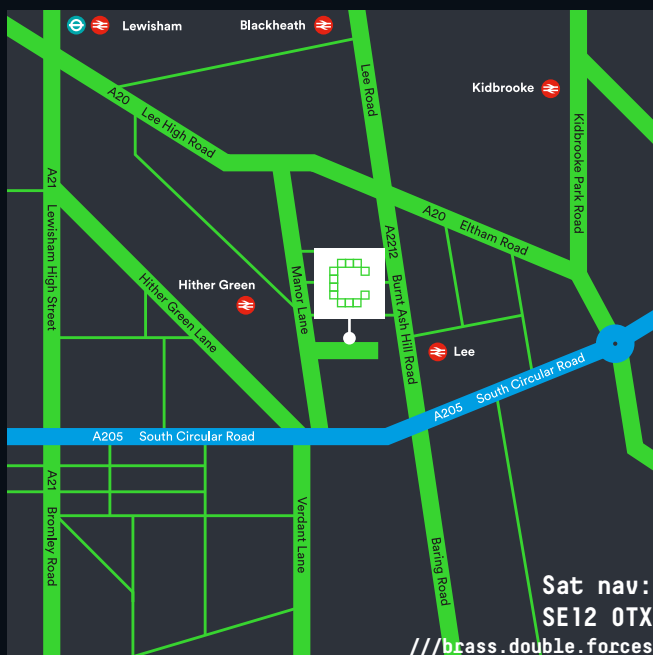
Location

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



Colliers International and TLRE for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of Colliers International and TLRE has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of Colliers International and TLRE nor any contract on behalf of the vendor; (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.