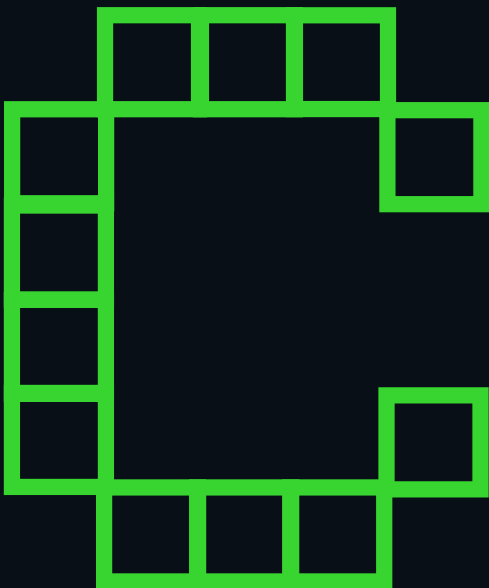


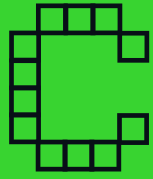


Refurbished Trade/Industrial
Units To Let
4,164 to 5,433 Sq Ft

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.



Specification

- 5.7m to eaves
- Office on first floors
- 3 phase power
- EV charging points
- Generous loading apron/parking
- Floor loading 37.5kN/m²
- Steel portal frame with clear internal space
- Up and over loading door
- PV panels to the roof



Accommodation

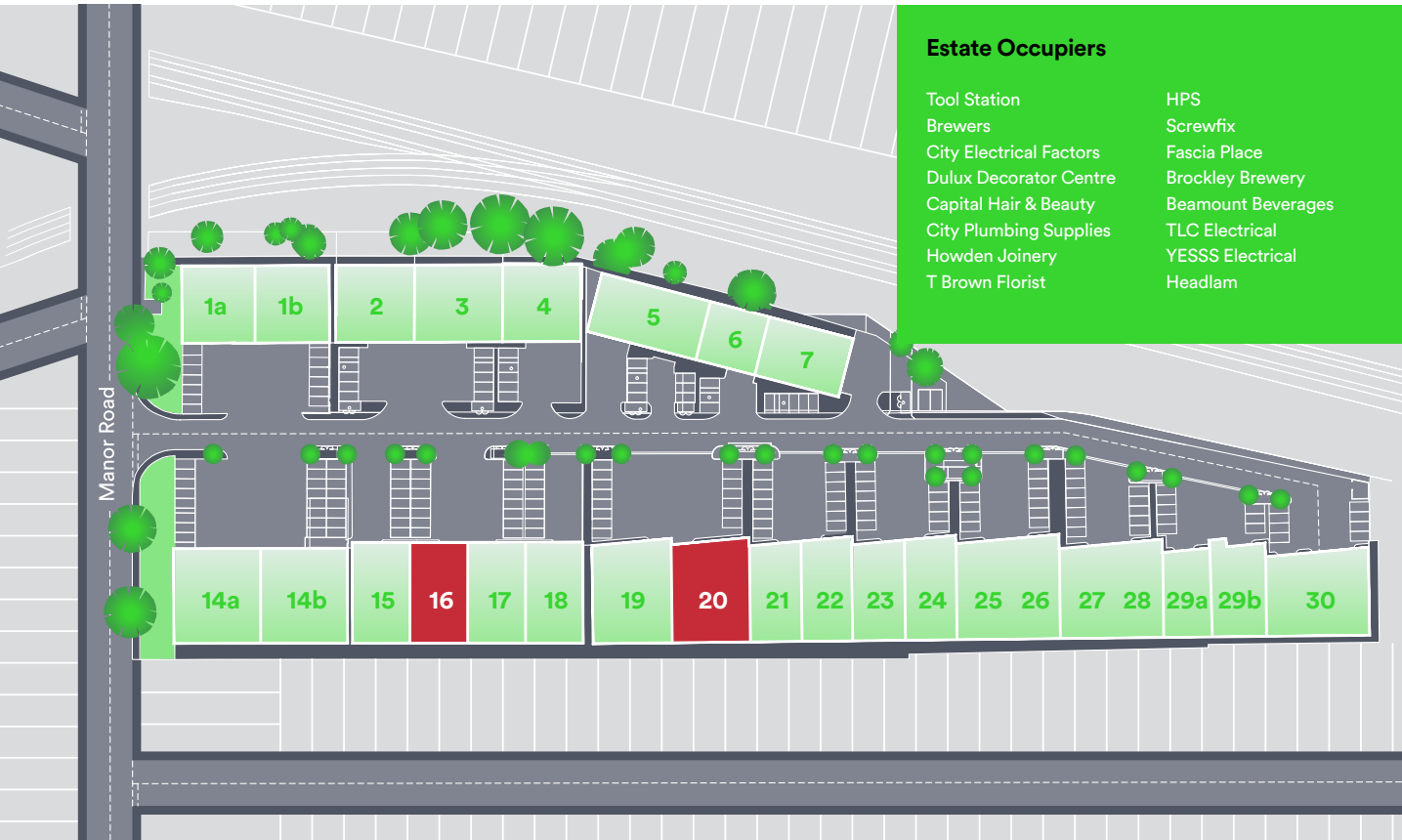
Unit 16	Sq M	Sq Ft
Ground Floor	329.5	3,547
First Floor	57.3	617
Total GIA	386.6	4,164

Unit 20	Sq M	Sq Ft
Ground Floor	461.4	4,966
First Floor	43.4	467
Total GIA	504.8	5,433

Estate Occupiers



Site Plan

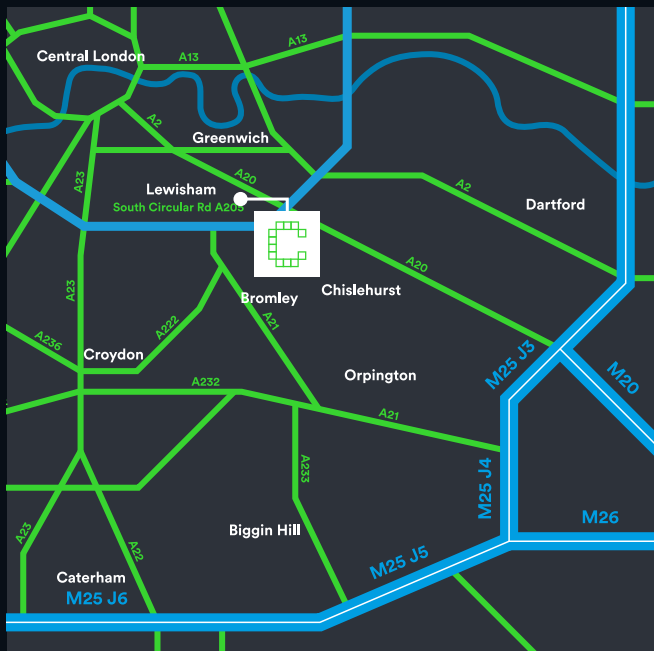
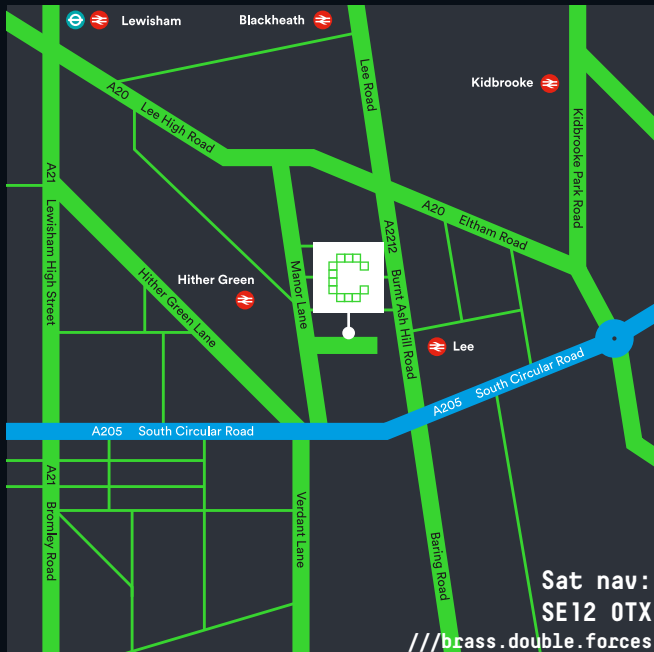


Estate Occupiers

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



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*



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

Units fitted with efficient modern insulation.
B46 (Unit 20) & C59 (Unit 16).

Terms

Upon application.
Subject to contract.

Viewing

Strictly through joint letting agents:

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

Daniel Ogun
07570 252 260
daniel.ogun@colliers.com

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0203 151 1011
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 investment management