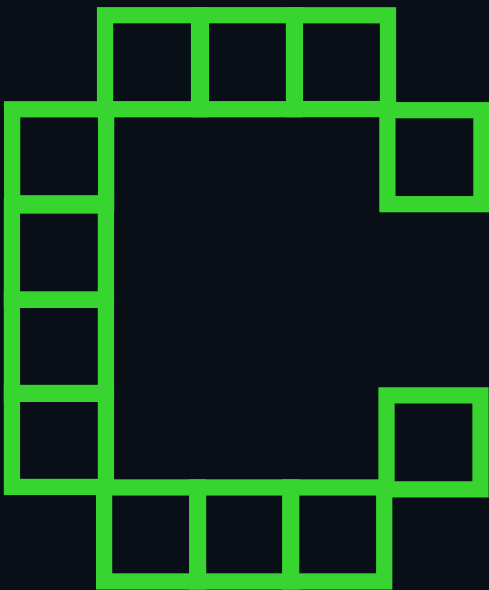


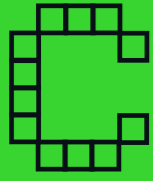


**Refurbished Trade/Industrial
Units To Let**
4,164 to 5,433 Sq Ft

**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 to 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



Unit 20 Ground Floor



Unit 16 First Floor

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 |

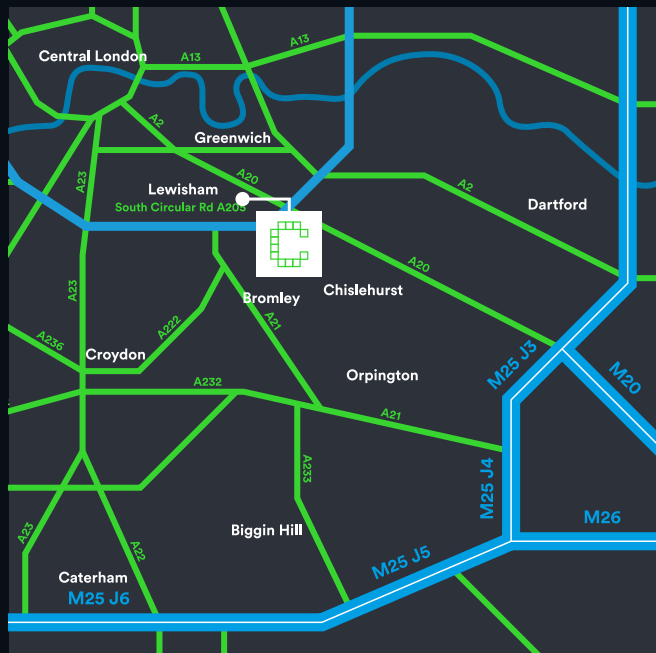
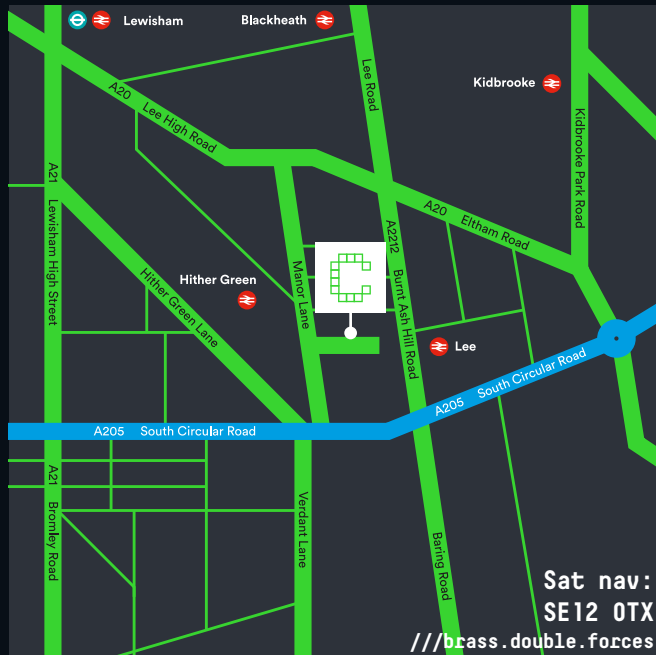
Estate Occupiers



Site Plan



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

B46 (Unit 20)
& C59 (Unit 16)

Terms

Upon application.

Viewing

Strictly through joint sole letting agents:

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

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

Paul Londra
07779 269 290
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