

CHARACTERFUL WAREHOUSE OFFICE TO LET | 3,234 sq ft



### Location

The property is located on the East side of Bermondsey Street, at its junction with Black Swan Yard and is only a minute's walk from its junction with St Thomas Street. The property is close to London Bridge Station, and offers a wide range of fashionable bars, cafes and restaurants including The Hide Bar, Village East, The Garrison, The Woolpack and Pizarro.

This is a special part of the capital, buzzing with the vibrancy of contemporary urban life and favoured by the creative industries.

### Description

The ground floor provides fully fitted contemporary accommodation with a mixture of open plan, meeting rooms breakout areas and fully fitted kitchen.

### Floor Areas

Floor	sq ft	sq m	
Ground Floor	3,234	300	Available
TOTAL (approx.)	3,234	300	

Measurement in terms of NIA

### Southwark

Spanning from Tower Bridge to Waterloo Bridge, Southwark is arguably the most diverse of London's villages. Entertainment can be found at every corner, with plays, concerts and shows found at the IMAX cinema, Royal Festival Hall and National Theatre, whilst family fun is offered by the London Eye, London Dungeons and London Aquarium.

The Shard and London Bridge Quarter have helped transform the area's business vitality, bringing in many new organisations benefitting from the redesigned and well-connected London Bridge Station

Bert Murray, Partner

📞 07775 521 102

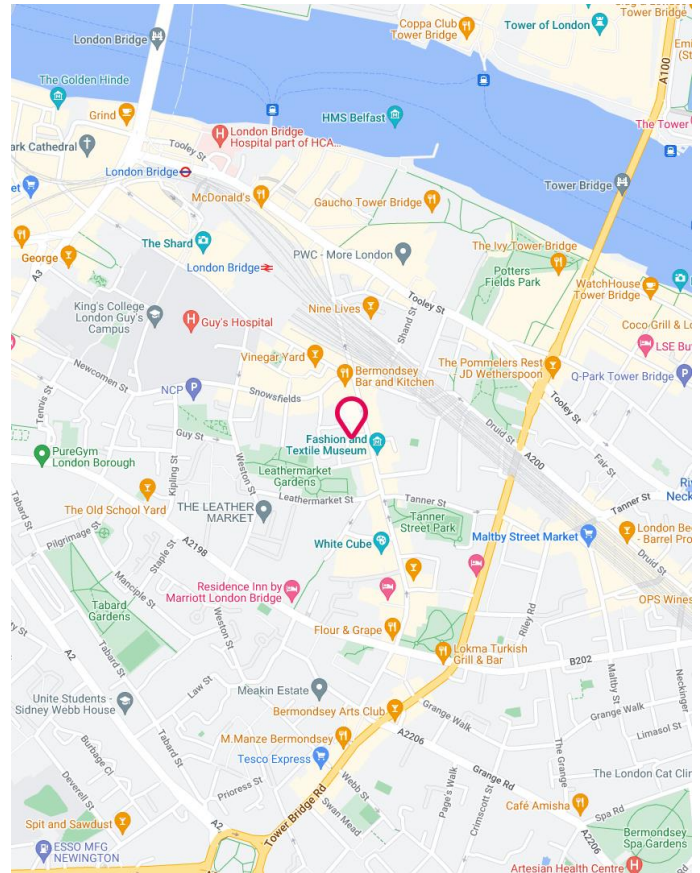
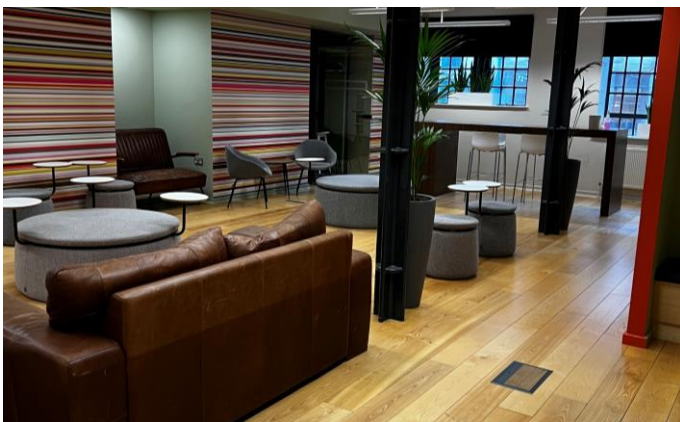
Paul Dart, Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2022

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**Terms**

Tenure:	Leasehold
Lease:	An assignment for term expiring January 2024 or a new lease is available
Rent:	£60.00 per sq ft
Rates:	Est. £12.00 psf
Service Charge:	Approx. £8.00 psf

**Amenities**

- Fully Fitted Accommodation
- Air Conditioning
- Demised WC's
- Shower facilities
- Cycle Storage
- 24-hour access

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