

CHARACTERFUL FITTED OFFICE TO LET | 3,028–11,637sq ft



Location

The property is located on the West side of Bermondsey Street, just South of the junction with St Thomas Street.

The creative development is close to London Bridge Station, and is a social and cultural gem. This is a special part of the capital, buzzing with the vibrancy of contemporary urban life and favoured by the creative industries.

The property is within a short walk to London Bridge Station Borough market and More London.

Description

Woolyard is a fantastic development by Great Portland Estates. The original scheme combined a mixture of new build and refurbished space in a former Victorian warehouse.

The Loft building of ground, first and 3rd floors provides fully fitted contemporary accommodation with excellent natural light, Air conditioning, exposed concrete ceiling with slimline linear LED suspended lighting system and raised floors .

Floor Areas

Floor	sq ft	sq m	
Ground Floor	4,772	443	Available
1 st floor	3,834	356	Available
3 rd floor	3,028	281	Available
TOTAL (approx.)	11,637	443	


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 benefiting from the redesigned and well-connected London Bridge Station

Bert Murray, Partner

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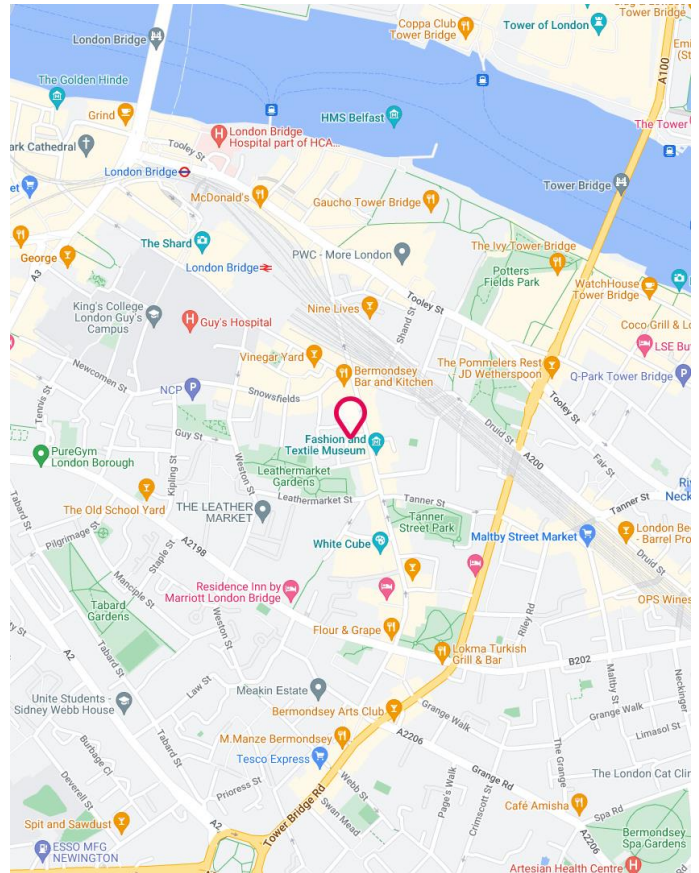
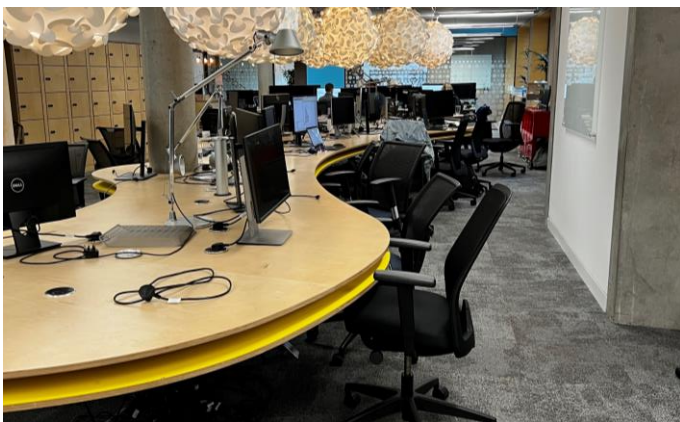
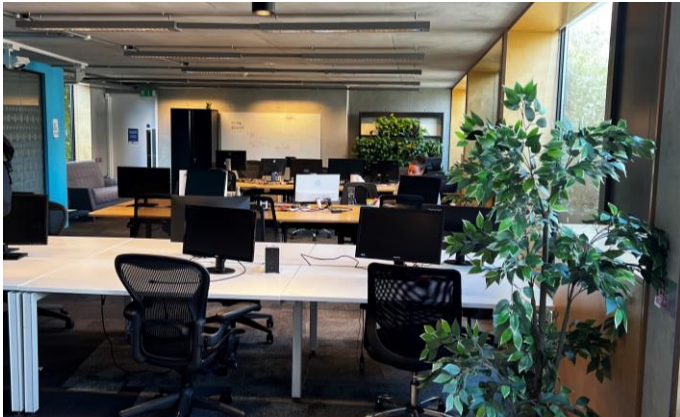
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract July 2022

Woolyard, 52-56 Bermondsey Street Southwark, London, SE1 3UD



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Terms

Tenure:	Leasehold
Lease:	An assignment for term expiring January 2024.
Rent:	£54.00 per sq ft
Rates:	Estimated at £14.29 psf (2022/23)
Service Charge:	Estimated £9.84 psf

Amenities

- Air Conditioning
- Demised WC's
- Great natural light
- Courtyard
- Atrium
- 24-hour access
- Exposed concrete ceiling & walls
- Terrace 3rd floor

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