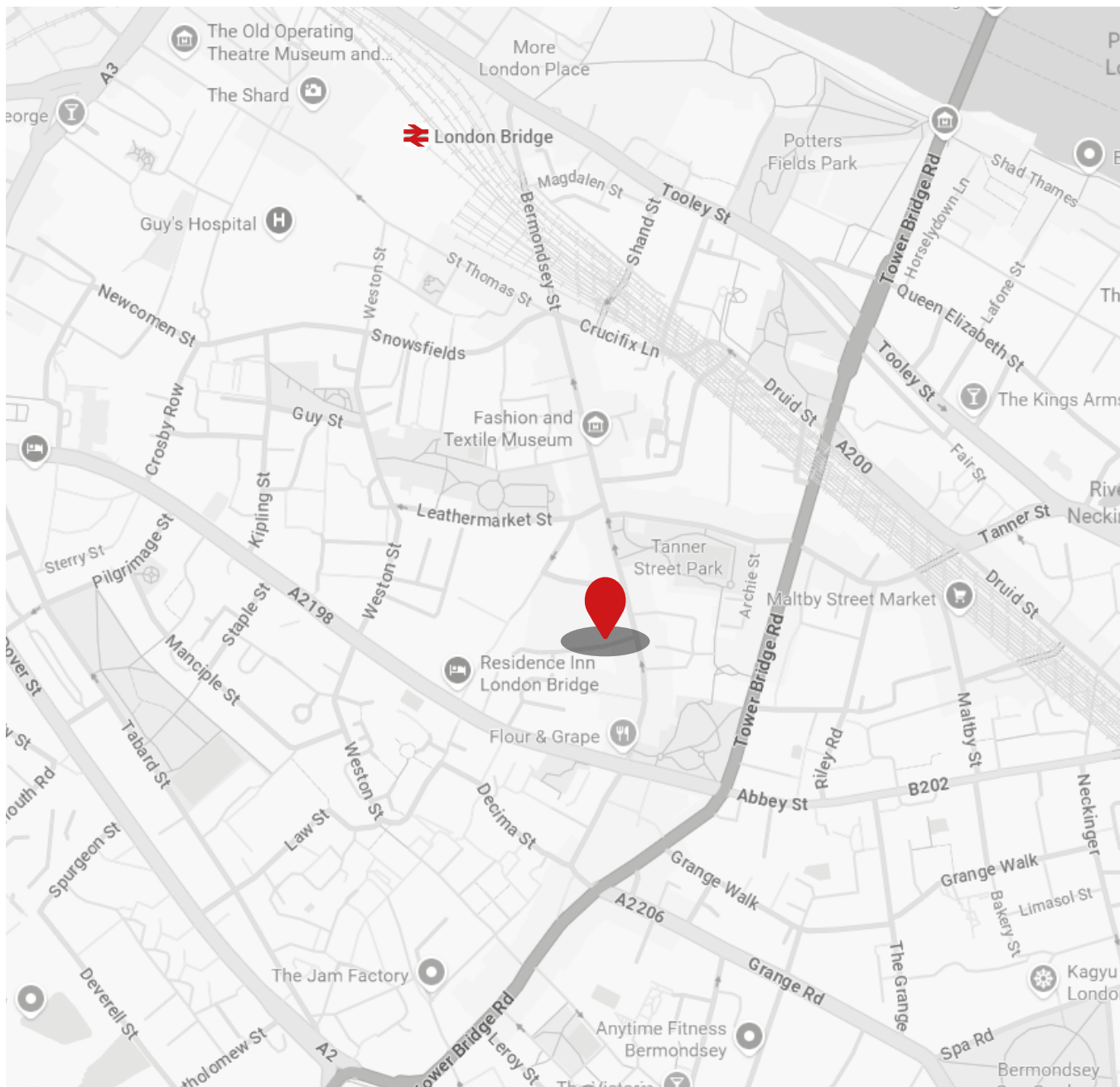




Unit 1, Sycamore Court, Royal Oak Yard, Bermondsey Street,
London SE1 3TR

Self-contained office to let





- Self-contained ground floor office to let
- Measures c. 1,034 Sqft (NIA)
- Located in a mews adjacent to Bermondsey Street
- Less than 10-minute walk to London Bridge Station
- Available in February 2026 or sooner
- Guide Rent - £37,500 + VAT

Description

An opportunity to let a well-presented, self-contained office unit located in a mews just off ever-popular Bermondsey Street in the heart of SE1.

The subject property is positioned on the ground floor of a purpose-built mixed-use block and benefits from a largely open-plan layout save for a private boardroom/meeting room. The property also benefits from all of the amenities expected in a modern office including air conditioning, hard-wood flooring, electric heating, under-floor trunking, CAT 5 cabling, LED spot lighting, fire & intruder alarm as well as typical kitchenette, toilet and shower facilities.

The office is offered in excellent condition and therefore any incoming business will be able to move in immediately without any requirement for further fit out or modernisation.

Location

The building is located via a Mews just off Bermondsey Street, which is renowned for its vibrant mix of independently owned coffee shops/restaurants, pubs/bars, boutiques, and art galleries.

In terms of public transport, London Bridge Train Station is less than a 10-minute walk away (0.3 miles) offering commuters access to the Northern & Jubilee Underground lines as well as Southeastern, Thameslink & Southern Rail overground rail lines enabling connectivity to all four quarters of London (and further afield) with relative ease.







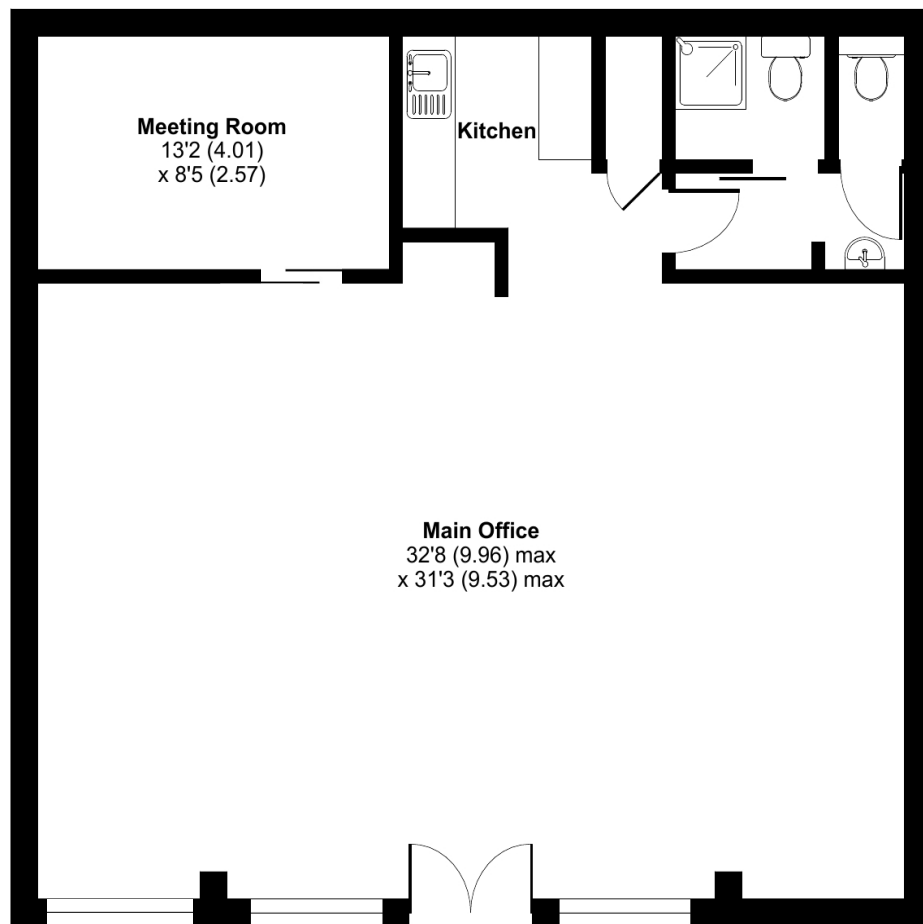




Sycamore Court, Royal Oak Yard, London, SE1

Ground Floor Net Internal Area = 1034 sq ft / 96.1 sq m

For identification only - Not to scale



GROUND FLOOR

Terms & VAT

Guide price - £37,500 + VAT for a new lease on FRI terms.

The property is available from February 2026 when the current tenant's lease ends. The current tenants would also vacate sooner than required and therefore interest from parties with a requirement to occupy sooner than February 2026 is also strongly encouraged.

We understand that the property is elected for VAT and therefore VAT is chargeable at the prevailing rate.

Business Rates & Service Charge

According to the summary valuation effective 1st April 2023, the properties Rateable Value is £29,000. We therefore understand rates payable to be in the region of £14,471 per annum. Interested parties however are advised to contact the Valuation Office Agency in this regard.

The total service charge for 2025 is £3,320.49.

EPC

The property's EPC rating is B.

Further Information

Further information, including a suite of internal photographs, 3 years of service charge accounts and a copy of the EPC are all available upon request.

Viewings

By appointment only via sole agents Acorn Land & Commercial. For more information, please contact our London Bridge office on 020 7089 6555.

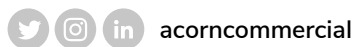


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