

CHARACTER OFFICE FOR SALE

2,625 SQ FT (243.86 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



198 PROVIDENCE SQUARE
MILL STREET
SE1 2DZ

CHARACTER OFFICE FOR SALE

2,625 SQ FT (243.86 SQ M)

KALMARs

COMMERCIAL

020 7403 0600

LOCATION

The property is prominently situated on Mill Street near Tower Bridge. The area is one of the most attractive mixed-use environments close to The City hosting an array of restaurants, cafes, bars and retail shops along Shad Thames and More London. The property has great transport communications with Bermondsey Station (Jubilee Line) and London Bridge Station (Overground, Northern and Jubilee Lines) within walking distance.



KALMARs

SOUTH LONDON'S LEADING AGENT

CHARACTER OFFICE FOR SALE

2,625 SQ FT (243.86 SQ M)

KALMARs

COMMERCIAL

020 7403 0600

DESCRIPTION

The available space is on the ground and part first floor of this character warehouse conversion with exposed brickwork. It is primary open plan, with a partitioned meeting rooms and a kitchenette. This office space has the benefit of high ceilings and large Crittall windows providing good natural light.

Of interest to owner occupiers/ investors. The property can either be provided with vacant possession on completion or the vendor is prepared to take a lease back on part at market rent for a term to be agreed.

Includes 3 parking spaces.

The property also has the benefit of planning to create a 1-bedroom flat in part of approximately 660 Sq ft.



KALMARs

SOUTH LONDON'S LEADING AGENT

CHARACTER OFFICE FOR SALE 2,625 SQ FT (243.86 SQ M)

KALMARs

COMMERCIAL

020 7403 0600

PRICE £1.5m

TENURE:
Virtual Freehold

COSTS:

VAT: The property is vat registered

RATES PAYABLE: £45,591 per annum 24/25

SERVICE CHARGE: Approx £5,000 per annum.

LEGAL COSTS: Each Party to pay their own costs.



VIEWING

By appointment through joint sole agents:

Adrian Gurney/ Joel Dela Cruz

KALMARs COMMERCIAL

TEL: 0207 403 0600

Email: adriang@kalmars.com

joeldc@kalmars.com

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.