



5,199 SQ FT OFFICE SPACE IN BERMONDSEY SE1

43 NO. 3 Tanner St.

KALMARs

COMMERCIAL

2 Shad Thames, SE1
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43 Tanner Street, Bermondsey SE1

Located in Tanner Street just south of Tower Bridge, No.43 Tanner St. offers a fresh take on urban working.



Specification

Amenities

- WCs & Shower
- Kitchenettes on each floor
- Air conditioning in part
- Raised floors
- Roof terrace

Floor sizes

Level	NIA sq m	NIA sq ft
G	103	1,109
1	102	1,098
2	102	1,098
3	102	1,098
4	74	797
Total	483	5,199

Tenure

New lease on flexible terms available direct from the landlord.

Rent

£234,000 per annum.

Rates

RV £127,750 and rates payable 2019/20 £64,386 per annum.

VAT

Payable on the rent and service charge.

Legal Costs

Both parties to pay their own legal costs.

Service Charge

£15,000 per annum.

Availability

Immediately.

Viewings

By appointment through sole agents, Kalmars commercial. To book an appointment, contact:

Adrian Gurney
020 7403 0600
adriang@kalmars.com

This contemporary property is nestled within a dynamic neighbourhood of bars, restaurants and shops nearby on Bermondsey Street. The property is on the corner of Tanner street and Tower Bridge road and diagonally opposite Tanner Street Park. Occupiers will also be able to sample the artisan food haven of Maltby Street Market.

London Bridge station (Jubilee, Northern, Southern and South Eastern lines) is approximately 10 minutes walk from the property. London Bridge station has benefited from completion of a major £6 billion reconstruction project increasing its capacity by 20% to 60 million passengers per annum and providing further economic stimulus to the area. Numerous buses run along Tower Bridge Road, allowing easy access to the City.

The property comprises a 4 story attractive modern self-contained office building clad in plate glass providing very good natural light. The topfloor benefits from an attractive roof terrace with views across London.

Each self-contained office space is fitted to a good specification comprising of WCs & shower, kitchenettes on each floor, part air conditioning and raised floors.

