

**Favourable Electricity Rate available ✓**  
**Warehouse/Industrial and Office Premises plus yard**  
**Close to London Bridge**  
**To Let**  
**5,900 sq ft WH and 1<sup>st</sup> floor offices**  
**with ancillary 2<sup>nd</sup> floor offices 2,154 sq ft**  
**15 Tennis Street SE1 1YD**



### **Location**

The property is located 5 min walk from London Bridge Station just off Borough High Street and Long Lane. Borough Station is a 2 min walk. Extensive public transport is provided by Bus Underground and Over ground services.

## Description

Concrete frame construction with brick infill panels the warehouse has roof height of approx. 4.57m, concertina loading doors front and rear\*\* , part of the warehouse area has been arranged with offices, stores and WC's and is under first floor offices.

A ground floor lobby leads to the first and second floor offices

The first floor offices comprise a directors suite leading to a board room and separate recreation area\*\*\*.

The second floor offices are open plan currently arranged with a partitioned meeting room and kitchen area.

To the rear is a gated and fenced secure yard which provides parking for cars or vans

\*\* rear door currently restricted by office addition and kitchen area

\*\*\* tenants' improvement so not included in landlords floor area for rental purposes.





## Accommodation

<b>Ground floor Warehouse</b> Gross internal area	<b>4,162 sq. ft.(386.69 m2)</b>
<b>First floor offices</b> Gross internal area	<b>1,738 sq. ft.(161.48 m2)</b>
<b>Second floor offices</b> Net internal area	<b>2,154 sq. ft.(200.13 m2)</b>
<b><u>Total approximate area</u></b>	<b><u>8,054 sq. ft.(748.30 m2)</u></b>

## Amenities include:

- \*Air conditioning to offices
- \*Good natural light
- \*Kitchen and WC facilities
- \* Blower heater in WH
- \*CCTV
- \*Double glazing

## Lease

The property is held under a lease expiring April 2023 on a full repairing and insuring basis. A new lease is available from the landlord by arrangement.

## Rent

TBC

## Rates and Service charge

RV £61,000 Further details are available from the agent.

## Legal Costs

Each party will be required to bear their own costs in the transaction.

**Viewing** Strictly by appointment Martin Burke 02077341910 or  
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Yard 15 Tennis Street

