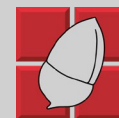




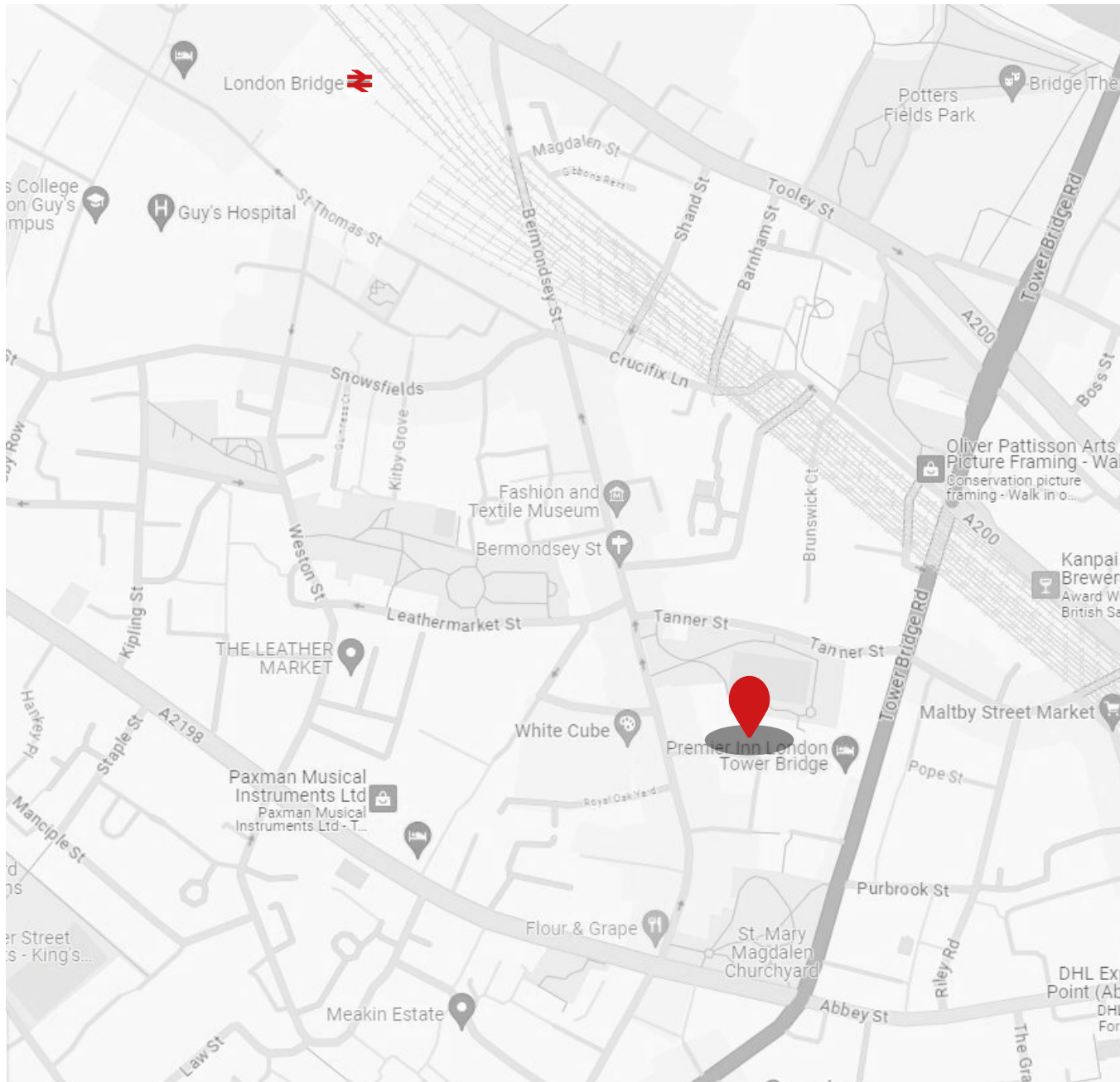
25 Bickels Yard, 151-153 Bermondsey Street, London SE1 3HA

Office to let off Bermondsey Street



acorn

Commercial, Investment & Development



- Self-contained 3rd floor office to let
- Measures c. 1,200 sqft NIA
- Plus, large private outdoor terrace
- Views over City Skyline and The Shard
- 5 min walk to London Bridge Station
- Guide rent: £47,500 per annum

Description

An opportunity to let a newly refurbished, self-contained office unit within a purpose-built office block located just off ever popular Bermondsey Street.

The subject property is positioned on the third floor and benefits from a largely open-plan layout with three glass partitioned private offices/meetings rooms situated to one side. The property also benefits from a kitchenette, two toilets, shower facilities, dual aspect glazing with superb views of the Shard and the city skyline, exceptional floor to ceiling heights and a large private decked terrace which runs along the whole perimeter of the property, accessed via larger sliding doors (ideal for the summer months).

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

Location

The building is located 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 only a 5 minute walk away (0.3 miles), which connects to the Northern & Jubilee Underground, and Southeastern, Thameslink & Southern Rail lines. This enables connectivity to anywhere within London (and further afield) with ease.

London Bridge to Cannon St	London Bridge to Bank	London Bridge to Victoria	London Bridge to Kings Cross
6 mins	2 mins	15 mins	14 mins



View from meeting rooms







Private terrace

Business Rates

According to the summary valuation effective 1st April 2023, the properties Rateable Value is £33,500. We therefore understand rates payable to be in the region of £16,000 per annum. Interested parties however are advised to contact the Valuation Office Agency in this regard.

Service Charge

The unit's service charge is in the region of £5,000 per annum. This covers the unit's electricity, communal lift servicing, cleaning of the communal areas, fire and intruder alarm servicing and general building insurance etc. Please get in touch for a full breakdown.

Terms

Guiding £47,500 per annum for a new lease direct with the Landlord on further terms to be agreed. We understand VAT is applicable on the rent at the prevailing rate.

Further Information

Further information, including a copy of the EPC, the floorplan, and internal images are available on request.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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