

**3 MORDERN COMMERCIAL FLOORS
TO LET**

1,109 - 3,304 SQ FT (103 - 307 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



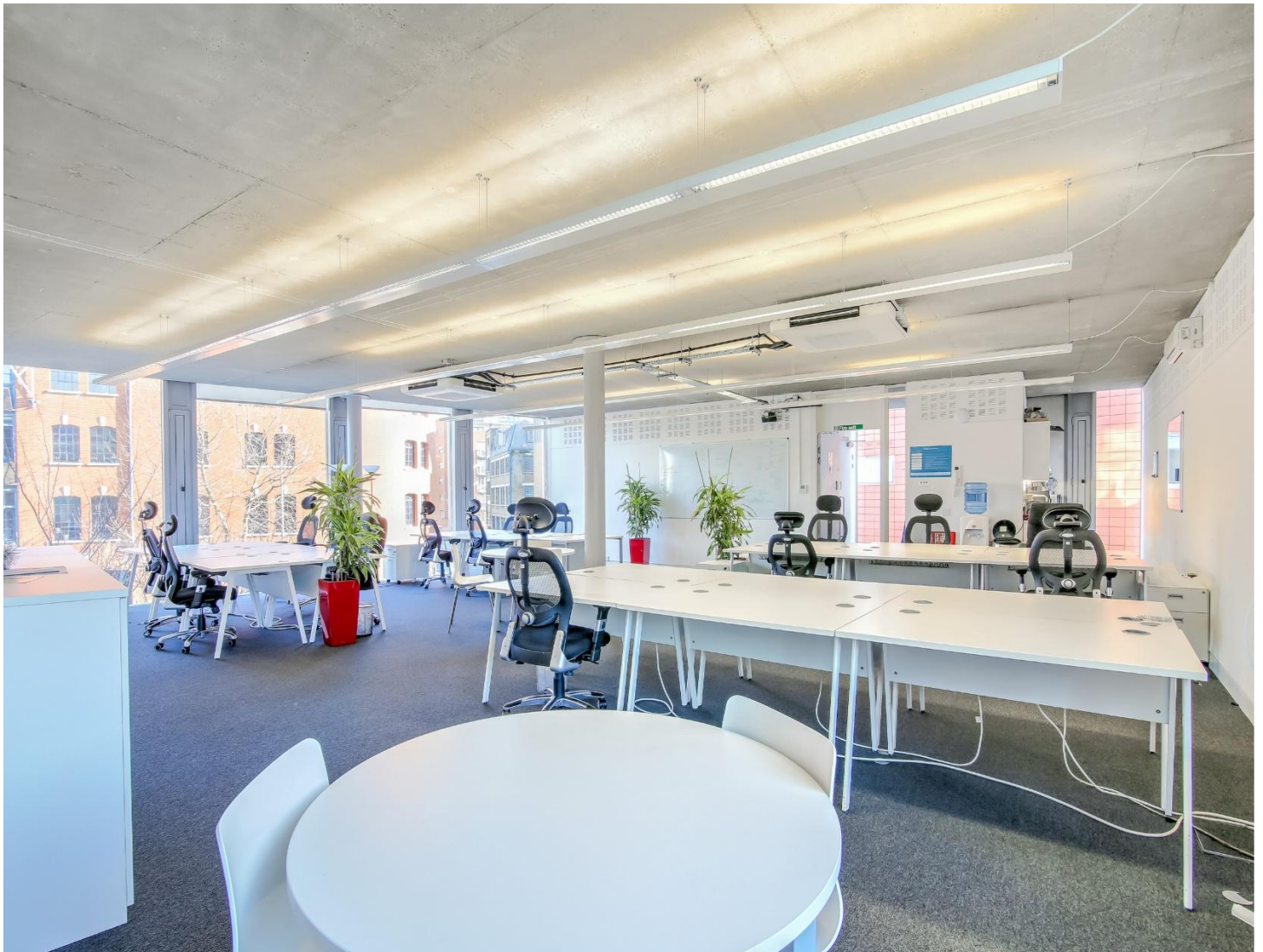
TANNER STREET, LONDON, SE1 3PL

LOCATION:

The office is situated approximately 150 metres south of Tower Bridge and is within a 10-minute walk (approximately 0.5 miles) of London Bridge station, providing excellent transport links to the City, West End, Docklands, and the South. Furthermore, the office is located just a short walk from the popular Bermondsey Street, a vibrant hub for independent shops, bars, and restaurants.

DESCRIPTION:

1,109 - 3,304 SQ FT (102- 306.95 SQ M)
Available immediately at £40 per sq ft with 3 out of 5 floors remaining. The property comprises a 4-storey attractive modern self-contained office building clad in plate glass providing very good natural light. Each floor is open-plan, with underfloor trunking, air-conditioning, a kitchenette and a toilet with a shower. Each floor can be let jointly or separately.





**SIZE: 1,109 - 3,304 Sq Ft
(103 - 307 Sq M)**



RENT: £40.00 per sqft/pa



COSTS:

SERVICE CHARGE: c. £4,500 per annum per floor (2026).

RATES PAYABLE:

Ground: £15,5984 (2026/27)

First: £17,388 (2026/27)

Second: £17,280 (2026/27)

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.

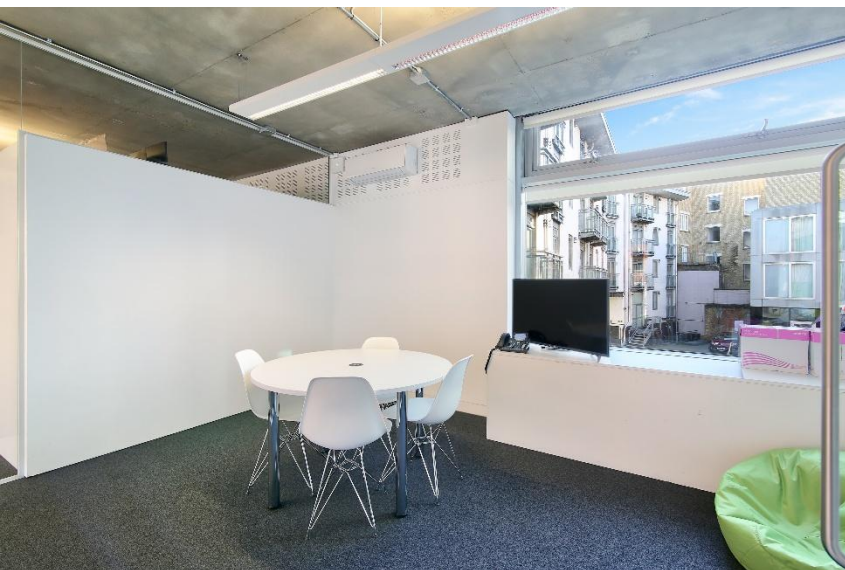


CONTACT:

Joel Dela Cruz

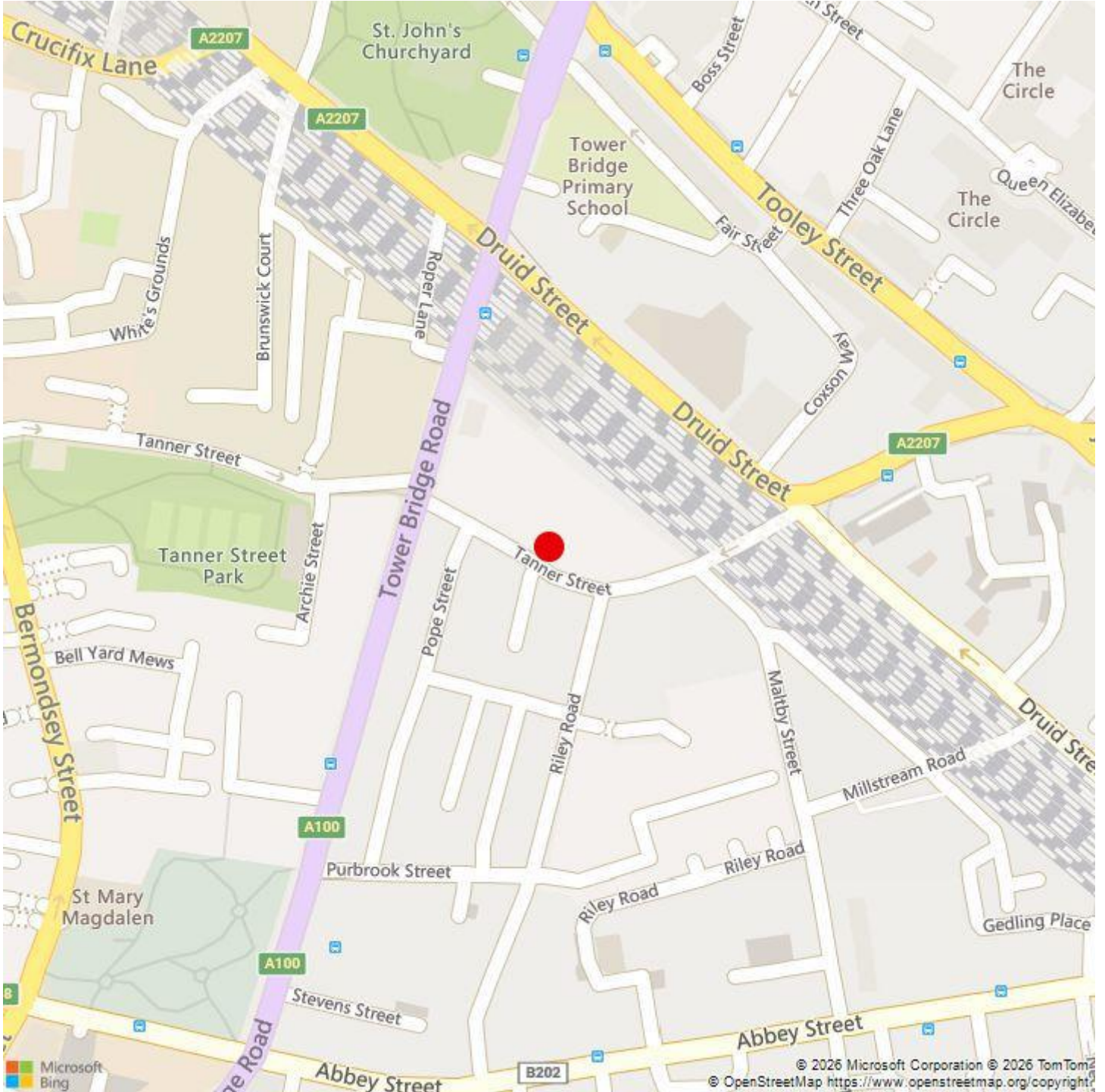
07815 114738

joeldc@kalmars.com



KALMARs

SOUTH LONDON'S LEADING AGENTS



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.

KALMARs

SOUTH LONDON'S LEADING AGENTS