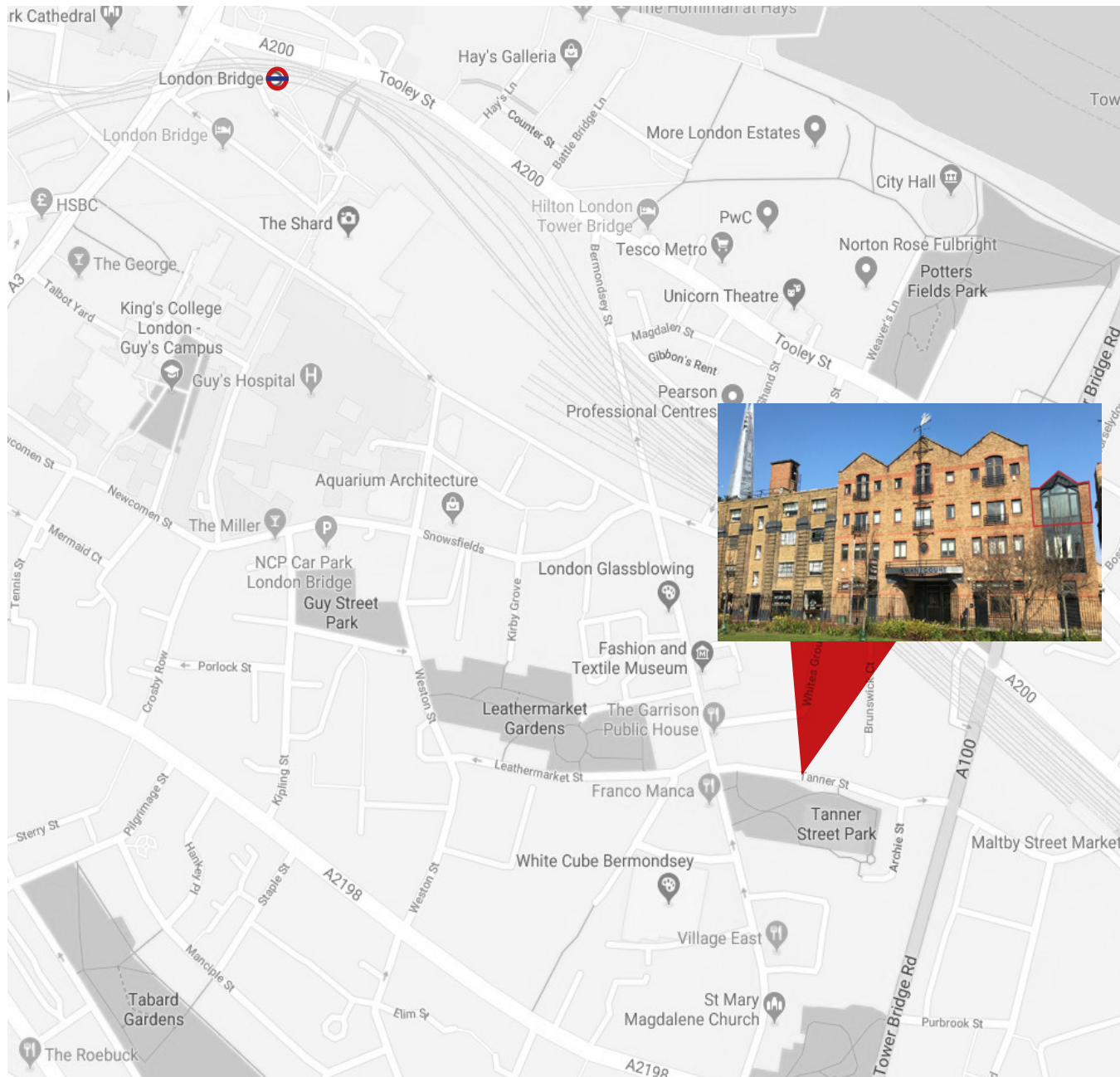




Unit 6a Swan Court, Tanner Street, London SE1 3LE
Office in London Bridge available for short term let

[View more information...](#)





- Office in London Bridge available for short term let
- Measures c. 650 sqft
- 0.3 miles from London Bridge Station
- Ready to occupy immediately
- Guide rent £20,000 pa / £30 / sqft

DESCRIPTION

An opportunity to let a c. 650 sqft office within a gated office development in London Bridge until June 2020. The office unit is located on the second floor of Swan Court and benefits internally from an open-plan layout, kitchenette and toilet facilities, communal lift, perimeter trunking and a heating and cooling system. The unit also benefits from good views over Tanner Street Park to the South and the City of London to the North.

LOCATION

The property is located on Tanner Street close by to Bermondsey Street and directly across from Tanner Street Park. The area within the immediate vicinity is renowned for its eclectic mix of independently owned cafes, bars, restaurants, boutiques and art galleries making it a highly desirable area for office occupiers to operate from. In terms of transport, the newly redeveloped London Bridge Overground and Underground Station is located 0.3 miles from the property (St Thomas Street entrance) offering commuters direct access to the Jubilee & Northern lines as well as Southern, Southeastern and Thameslink train services.



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**120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555**

1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454



View of Tanner Street park from office



TERMS

Offers in the region of £20,000 per annum exclusive are invited.

BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is £18,063. We understand rates payable therefore are approximately £8,760 per annum, however, interested parties are advised to make their own enquiries via the [Valuation Office Agency](#) website to calculate occupier specific rates.

SERVICE CHARGE

The annual service charge is £2,500 per annum exclusive.

VAT

We understand that VAT is chargeable on the rent and service charge.

EPC

The property sits in band D. An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



**For more
information
contact:
Steven Flannighan
020 7089 6555**

[Meet the rest of the team...](#)

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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