



3 Archie Street, London SE1 3JT  
Ground Floor Office To Let In SE1

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- Ground floor office to let
- Measures circa 1,800 sqft
- Newly fit-out to a high specification
- Additional basement storage space of circa 400 sqft
- Located just off Tanner Street, between Tower Bridge Road & Bermondsey Street
- Guide rent: £69,500 PA

## DESCRIPTION

A self-contained office over the ground floor of a period building, located in the heart of SE1. The unit comprises office (B1) use classification and measures circa. 1,800 sqft, with an additional circa. 400 sqft of basement storage accommodation. Overlooking Tanner Street Park, the space is arranged mainly open-plan with two cellular offices, a board/meeting room, kitchen, staff area, two WC's and a shower. The property benefits from countless amenities including: air conditioning, gas central heating, underfloor trunking, original exposed brickwork, video intercom system, fire & intruder alarms and electronic roller shutters etc.

## LOCATION

Situated on Archie Street just off Tanner Street, the building sits between the infamous Tower Bridge Road and Bermondsey Street. The space enjoys views directly over Tanner Street Park, with the immediate area renowned for its eclectic mix of independently owned eateries, bars and boutiques. London Bridge Station is located 0.4 miles away and provides direct access to the Northern and Jubilee Underground lines and Southern, Southeastern and Thameslink National Rail lines. This enables connectivity to the City in 2 minutes, Canary Wharf in 4 minutes and the West End in 8 minutes.



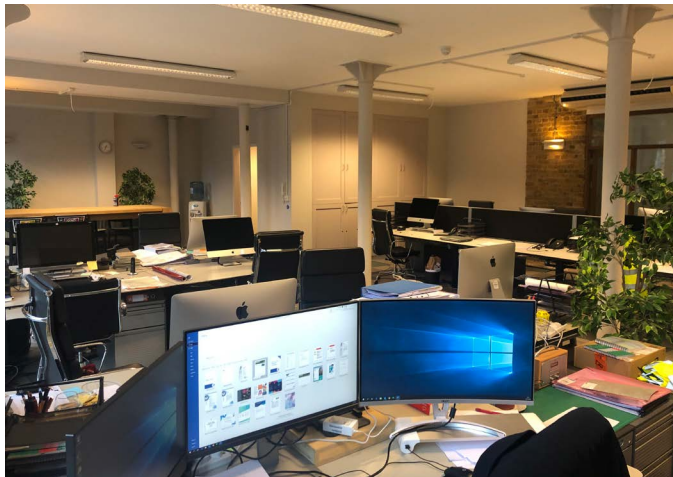
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## TERMS

Guiding £69,500 per annum for a new Fully Repairing and Insuring (FRI) lease, on further terms to be agreed.

## VAT

We understand that VAT is not applicable on the rent or any associated outgoings.

## BUSINESS RATES

According to the summary valuation effective 1st April 2019, the properties rateable value is £48,250. We therefore understand rates payable to be in the region of £23,000 for the period 2019/2020, however, interested parties are advised to visit the [Valuation Office Agency](#) to calculate occupier specific rates.

## SERVICE CHARGE

We understand the annual service charge is approximately £3,500.

## FURTHER INFORMATION

Further information including additional internal pictures and a breakdown of recent service charge bills can be provided upon request.

## EPC

The property sits within band 'E'. A copy of the EPC can be provided upon request.

## VIEWINGS

Internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555 or [commercial@acorgroup.co.uk](mailto:commercial@acorgroup.co.uk).



**For more information contact:**  
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