



55 Leroy Street, London SE1 4SN

Newly refurbished office space to let

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Indicative image of ground floor (CGI)



- Two office (B1) units available to let
- Newly refurbished to a high specification
- Located off the popular Tower Bridge Road, SE1
- Ground floor measuring c. 1,350 sqft & first floor c. 1,600 sqft
- Option to combine both units providing c. 2,950 sqft
- Guide rent - £35 per sqft

DESCRIPTION

An opportunity to occupy newly refurbished and characterful office space located just off the historic Tower Bridge Road, SE1. The building comprises 4 floors of office accommodation, with the 2 lower floors (ground and first) available to let. The ground floor measures c. 1,350 sqft, has street frontage and is entirely self-contained. The first floor measures c. 1,600 sqft and is accessed via a communal entrance and staircase.

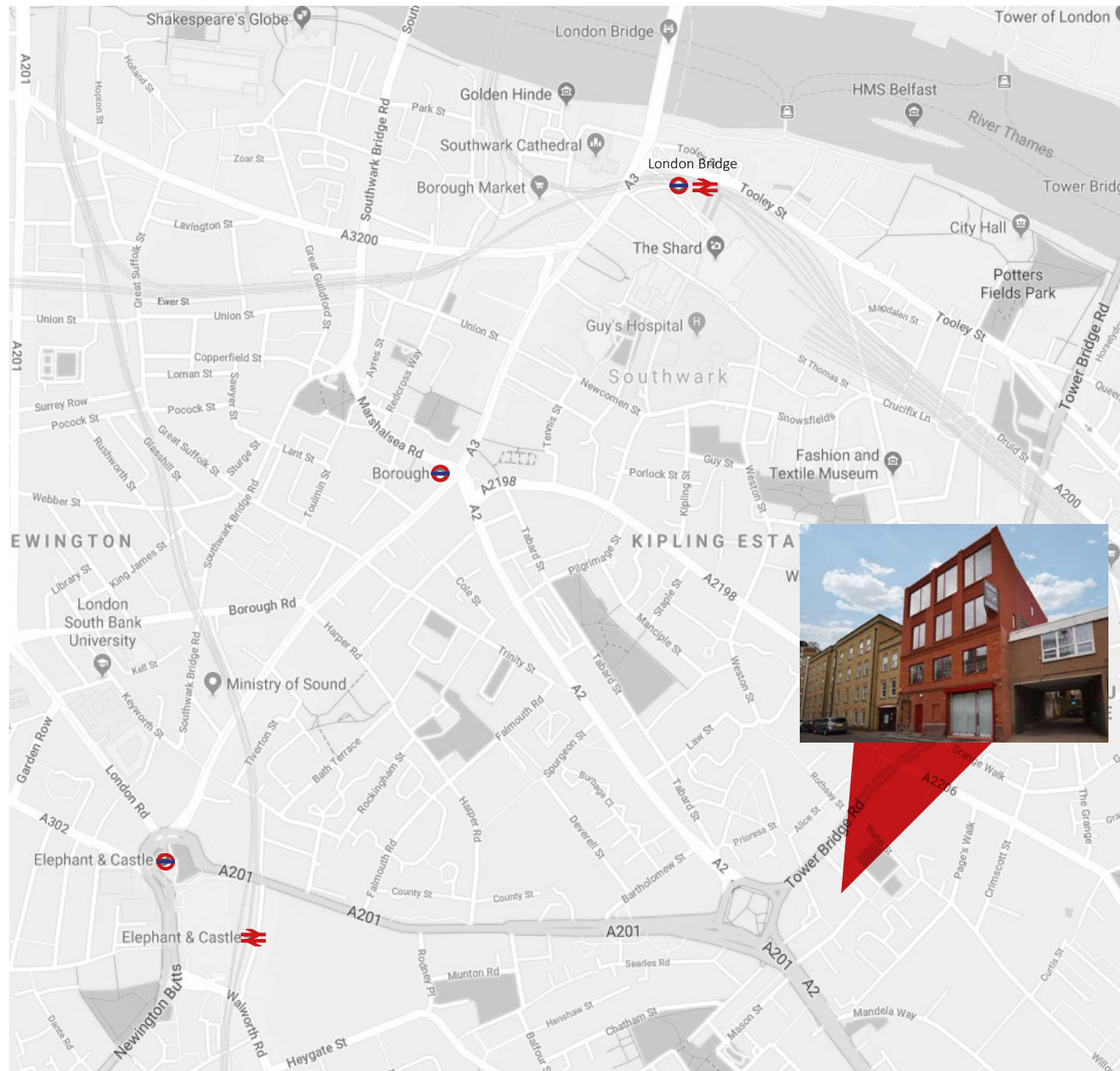
Both floors will be provided with toilets and a kitchenette, with the main office areas fit-out to high specification. The units comprise a largely open-plan layout, and benefit from steel beams, exposed brickwork, good floor to ceiling height and strong sources of natural light.

Indicative image of first floor (CGI)

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1 Sherman Road,
Bromley, Kent BR1 3JH
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LOCATION

The property is situated on Leroy Street, close to its junction with Tower Bridge Road (A100). Tower Bridge Road joins the Bricklayers Arms roundabout, connecting to New Kent Road (A201), Old Kent Road and Great Dover Street (A2).

The road boasts a range of national occupiers such as Tesco, Sainsbury's and Co-op, not to mention countless independent coffee shops, bars and eateries. The bustling Bermondsey Street and Borough High Streets are both just a short walk away.

In terms of public transport, London Bridge, Borough and Elephant & Castle Stations are all located within 0.7 miles. This provides direct access onto the Northern, Jubilee and Bakerloo Underground lines, and Thameslink, Southern and Southeastern National Rail lines. Subsequently, Bank, Charing Cross, Kings Cross, Cannon Street, Blackfriars, Farringdon and the west end can all be reached directly in under 15 minutes. Numerous bus routes also stop near to the property.

BUSINESS RATES

The property has been newly refurbished and therefore the business rates have yet to be assessed. However, according to the summary valuation effective from 1st April 2018, the rateable value for the property is £5,200. Taking this into account, we understand Rates Payable for that year were approximately £2,400.

FURTHER INFORMATION

Further information, including floorplans and CGI's, are available on request.



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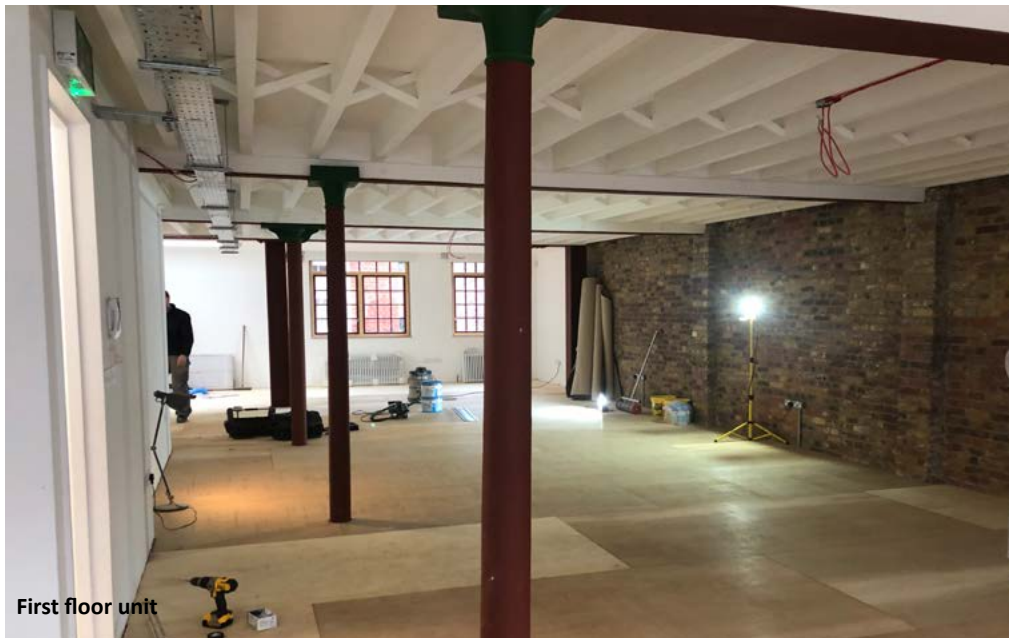
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Internal fit out of fourth floor



Ground floor unit

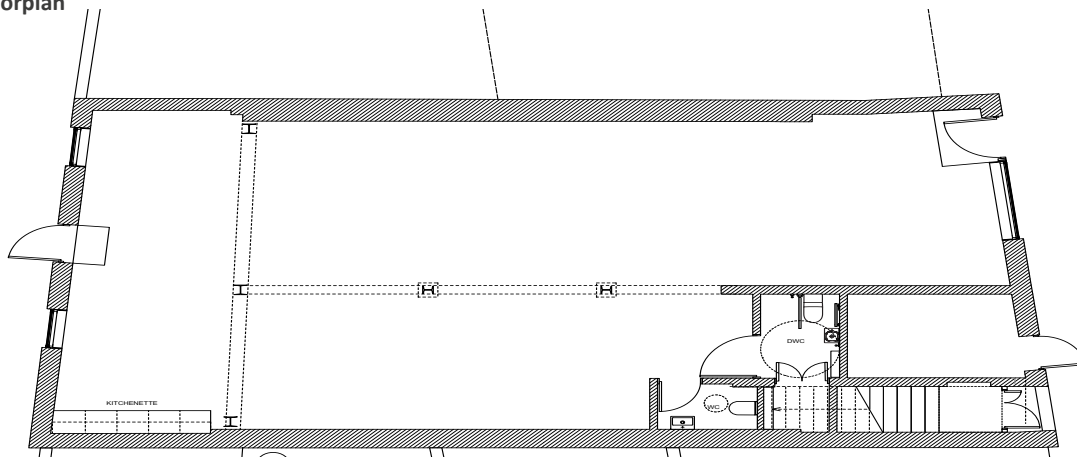


First floor unit

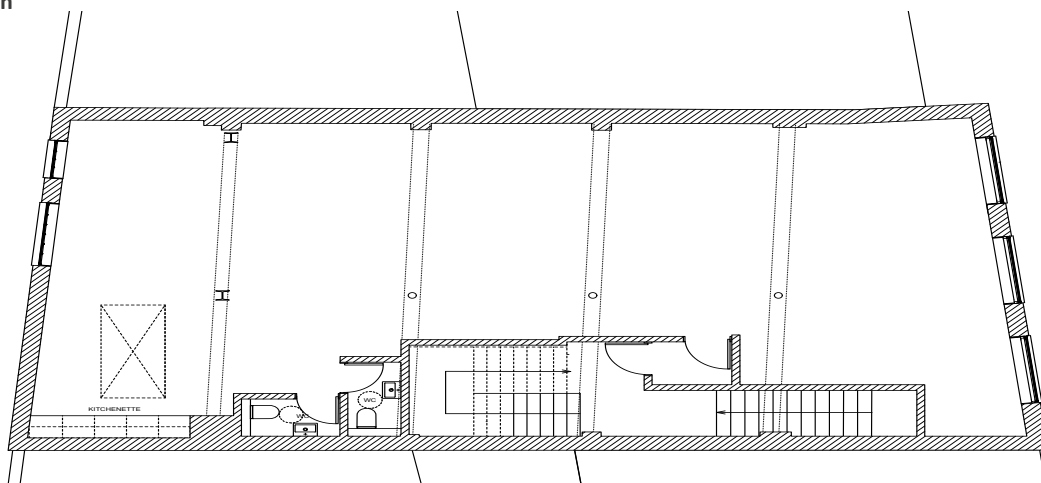




Ground Floorplan



First Floorplan



SERVICES

We understand the unit is connected to all services ready for an incoming tenant. However, interested parties are advised to make their own enquiries in this regard.

EPC

Given the units have been newly refurbished, both are yet to be EPC assessed.

TERMS

Offers are invited for a new Full Repairing and Insuring (FRI) lease, on terms to be agreed.

Ground floor: Guiding £47,000 per annum exclusive (£35.00 per sqft).

First floor: Guiding £56,000 per annum exclusive (£35.00 per sqft).

VAT

We understand that VAT is payable in this transaction at the prevailing rate.

VIEWINGS

All internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555 or commercial@acorn.ltd.uk.



For more information contact:
Louis Markham
020 7089 6555

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