

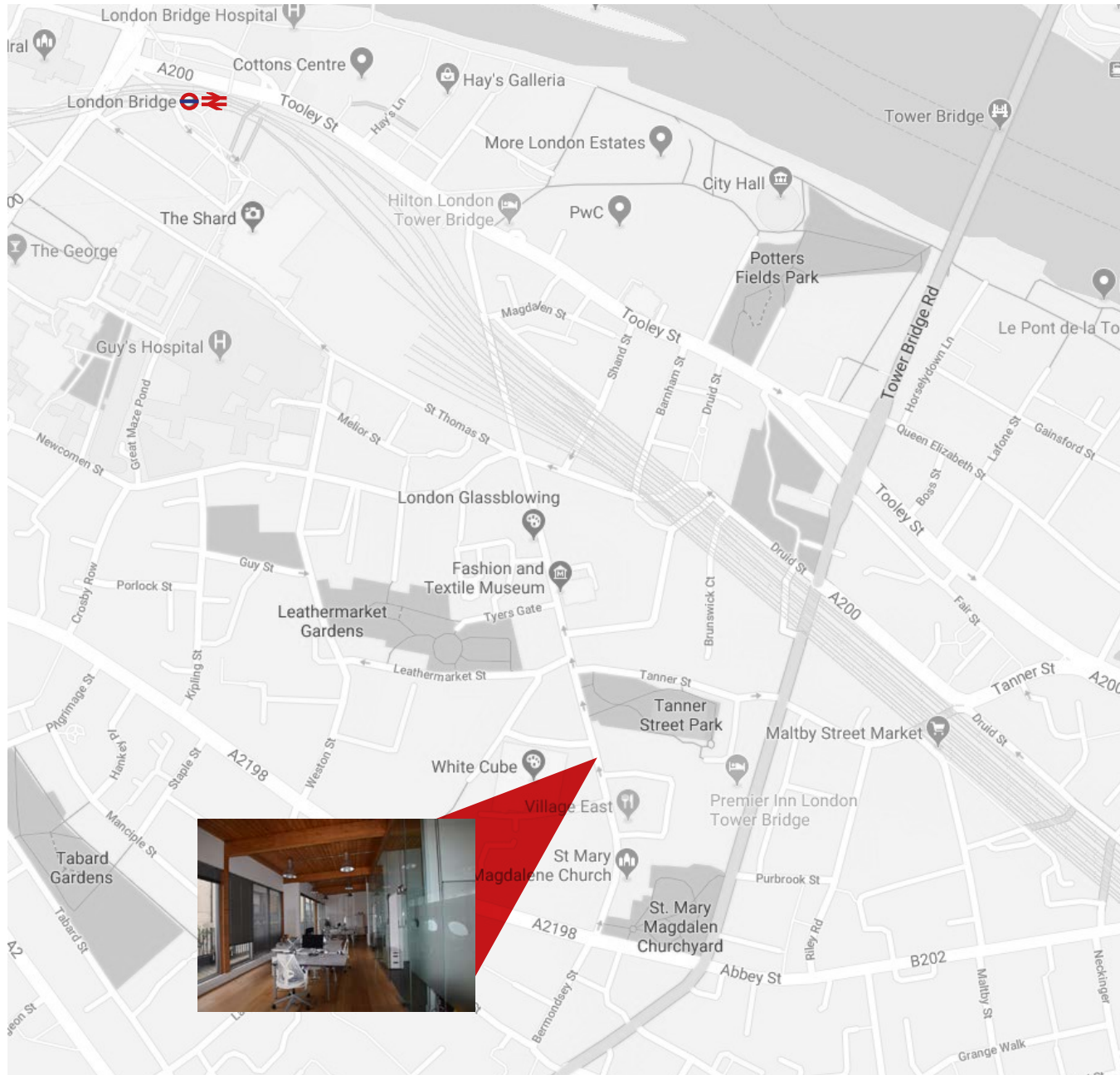


Unit 25 Bickels Yard, 151-153 Bermondsey Street, London SE1 3HA

High quality office to let on Bermondsey Street

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- Office (B1) unit available to let
- High quality fit out with a private balcony
- Located on the highly fashionable & sought-after Bermondsey Street, SE1
- Situated 0.2 miles from London Bridge Station
- Measures c. 1,180 sqft
- Guide - £ 47,500 per annum exclusive

DESCRIPTION

An opportunity to occupy a modern, self-contained office unit on Bermondsey Street, just a short walk from London Bridge Station. The space totals c. 1,180 sqft and benefits from good floor to ceiling height, strong sources of natural light, wooden floors and ceilings and underfloor trunking. The accommodation is considered 'Grade A' specification. Accessed via a lift, the unit is open-plan with a partitioned boardroom and two cellular offices, a kitchenette, two toilets, a shower and an external balcony overlooking Bell Yard Mews.

LOCATION

The property is located on Bermondsey Street, between its junctions with Carmarthen Street and St. Thomas' Street. The immediate area is renowned for its vibrant mix of independently owned cafes, restaurants, bars and boutiques; making it a highly desirable area for businesses to operate from.

With regards to transport, London Bridge Station has recently undergone a £1 billion regeneration, and being based only 0.2 miles away (4 minute walk), the property has seen full benefits of this. The station offers direct access to the Northern and Jubilee underground lines as well as Southern, Southeastern and Thameslink rail services, connecting the area to anywhere in Central London within a handful of minutes. Numerous bus and bike routes run within the immediate vicinity.



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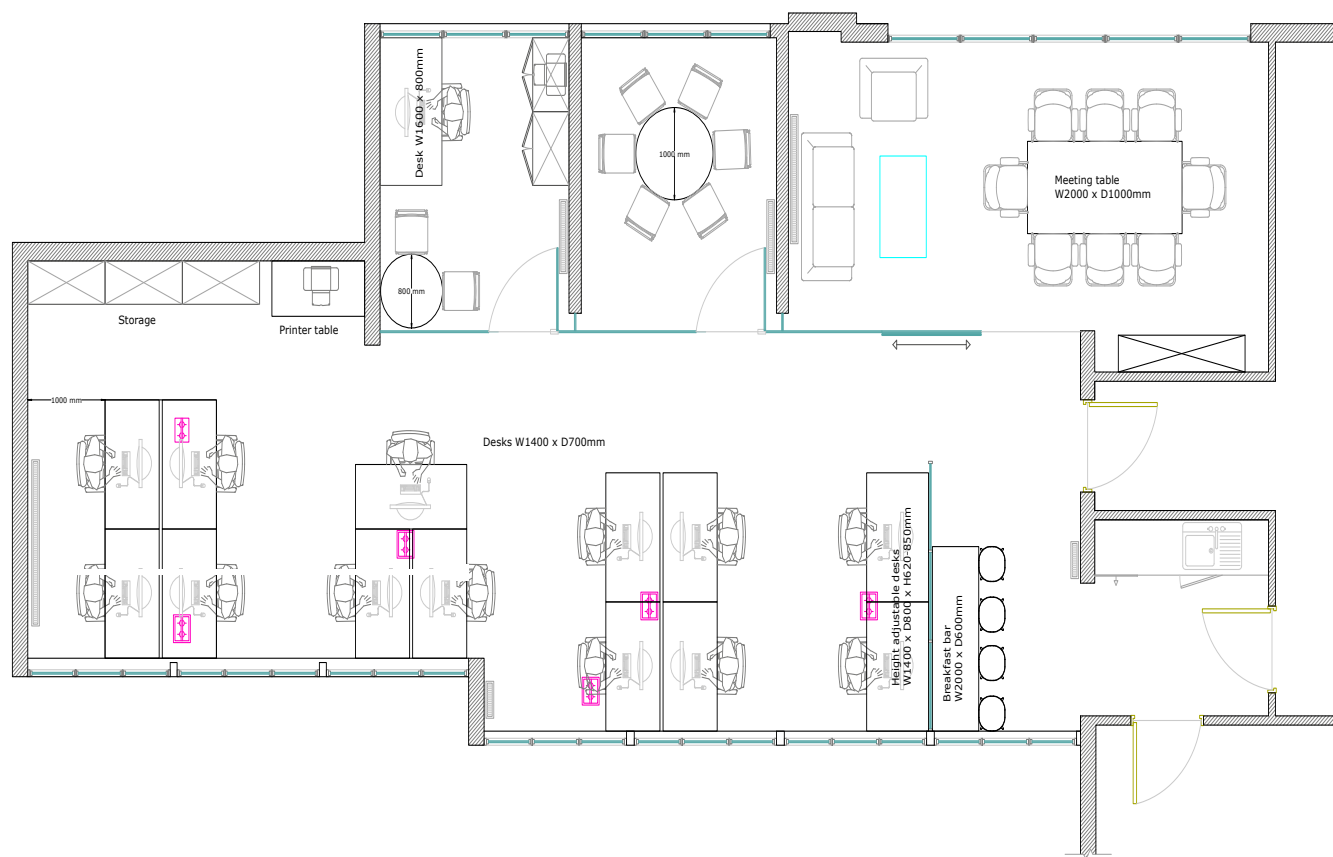
**120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555**

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





EXAMPLE LAYOUT PLAN



BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is £26,250. We understand rates payable are therefore approximately £12,000 per annum for the period 2018/2019, however, interested parties are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

SERVICE CHARGE

A service charge is payable to the managing agent of the property on a quarterly basis. This will cover the tenants contribution to electricity, lift servicing, cleaning of communal areas, alarm servicing, building insurance etc. and is believed to be in the region of £5,000 per annum.

FURTHER INFORMATION

Further information, including floor/layout plans and internal pictures, are available on request.

EPC

The unit sits within band B. A copy of the EPC is available on request.

TERMS

Guide rent of £47,500 per annum exclusive for a new Fully Repairing and Insuring (FRI) lease, terms to be agreed.

VAT

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

VIEWINGS

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



For more information contact:
Louis Markham
020 7089 6555

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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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