

Revised Terms -
Only £33/sqft to let



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- Self-contained ground floor office measuring c.1,783 sqft
- Starting rent – £60,000 pa / only £33 per sqft
- Located just off Tanner Street Park, in between Bermondsey Street & Tower Bridge Road
- Also included in addition to the c.1,783 sqft office is a c.450 sqft self-contained basement storage area

DESCRIPTION

An opportunity to let a modern, self-contained office unit overlooking Tanner Street Park. The subject property comprises 1,783 sqft of ground floor office accommodation, with c.450 sqft of full height, basement storage accommodation included in addition. The office benefits from a largely open-plan layout, modern specification throughout as well as kitchen and shower/toilet facilities.

TERMS

The landlords are offering a 5 year tenancy on the following basis.

Starting rent of £60,000 per annum equating to £33/sqft for ground floor office with additional basement accommodation for free.

Year 2- £65,000 equating to £36/sqft for ground floor office with additional basement accommodation for free.

Year 3,4 & 5- £70,000 equating to £39/sqft for ground floor office with additional basement accommodation for free.

BUSINESS RATES

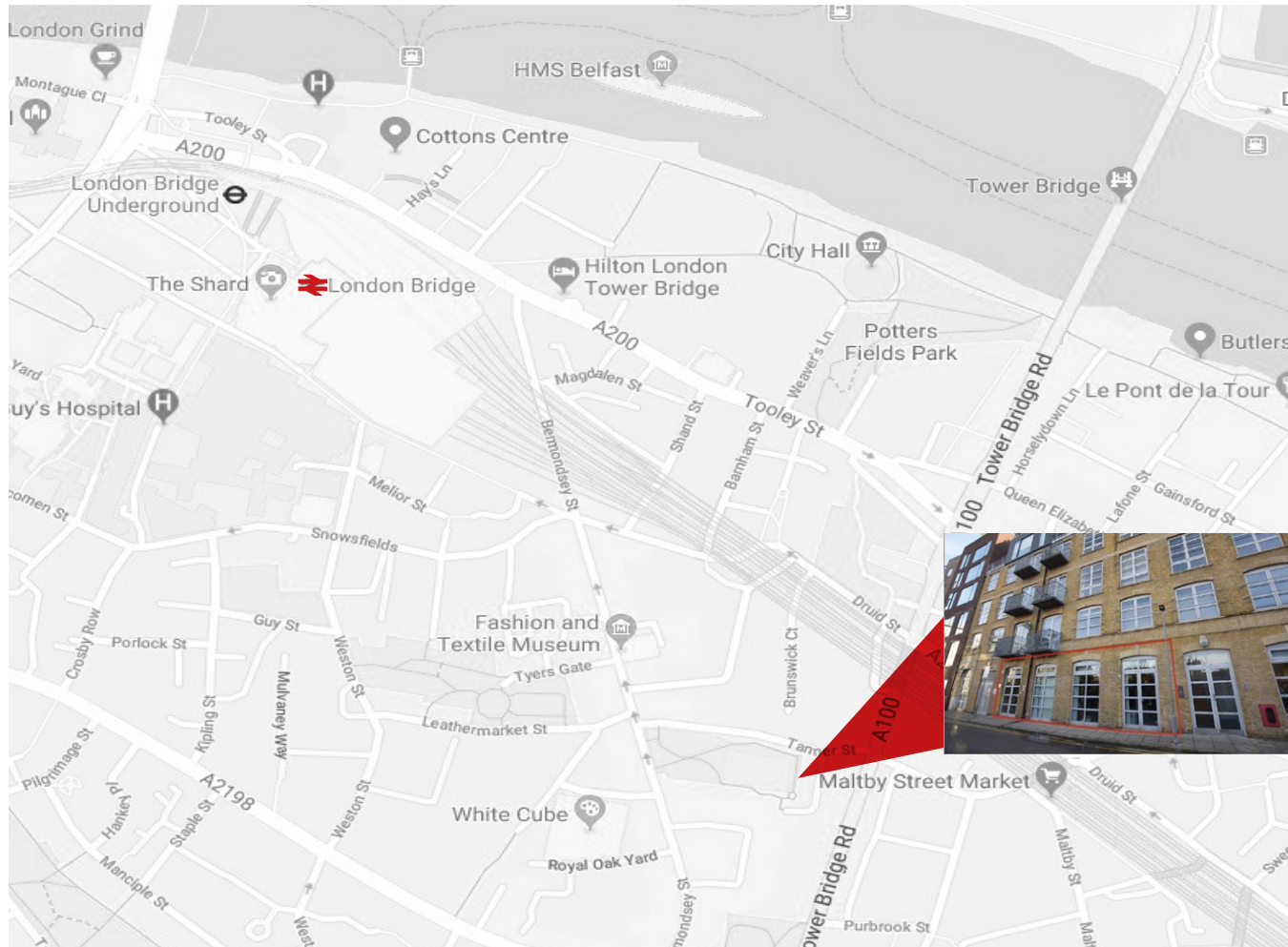
According to the summary valuation effective from 1st April 2017, the rateable value for the property is £48,250. We understand rates payable therefore are approximately £22,000pa for the period 2017/2018.

3 Archie Street, London SE1 3JT

B1 office available to let

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LOCATION

The property is located on Archie Street between Tower Bridge Road and Bermondsey Street, 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 with direct access to the Jubilee & Northern lines as well as Southern, Southeastern and Thameslink train services.

VAT

We understand that VAT is not applicable in this transaction.

SERVICE CHARGE

The annual service charge for the property is currently £3,741.32 per annum.

EPC

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
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