

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

MODERN SECOND FLOOR OFFICE FOR SALE COURTYARD LOCATION



17 BICKELS YARD

**151-153 BERMONDSEY STREET, LONDON SE1 3HA
APPROX. 1,443 SQ FT (134.1 SQM)**

LOCATION

Bickels Yard is a modern mixed commercial and residential development located towards the southern end of the popular Bermondsey Street. The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities.

The redeveloped London Bridge mainline and underground stations with the new entrances on St Thomas Street are within a short walk.

DESCRIPTION

Unit 17 comprises a self-contained second floor office arranged as a main open plan space plus two glazed meeting rooms/private offices, fully equipped kitchen point together with gents and ladies w.c.s (inc. disabled accessible). Excellent natural light with floor to ceiling glazing on one elevation and glass block walls on the other.

Video entryphone controlled access via the gated courtyard off Bermondsey Street, with stairs and passenger lift to the upper floors of the block.

17 BICKELS YARD, BERMONDSEY STREET SE1

AMENITIES

Amenities for the premises include :

- New LVT wood effect flooring throughout and fully redecorated.
- Gas central heating
- Ceiling mounted Cat. II lighting
- Under floor trunking with floor boxes
- Two w.c.s (one with shower) and fully equipped kitchen point
- Passenger lift
- Excellent natural light
- Security alarm
- Video entryphone controlled access to secluded private courtyard

TERMS

The property is offered for sale with full vacant possession by way of the existing 999 year leasehold from June 1999, with a peppercorn ground rent.

PRICE

Offers in the region of £800,000 for the long leasehold interest. We understand VAT will be applicable to the purchase price.

BUSINESS RATES

The Business rates payable for the year 2022/23 are approx. £24,960 (the Rateable Value being £48,750).

SERVICE CHARGE

Currently approx. £10,000 per annum (including electricity recharge) plus VAT.

ENERGY PERFORMANCE

EPC Asset Rating = 82 (Band D)

FURTHER DETAILS

For further details please contact:

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz



BICKELS YARD – LOCATION PLAN



Important Notice

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