

FIELD & SONS

COMMERCIAL

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NEWLY REFURBISHED GROUND FLOOR OFFICE TO LET



UNIT 4 SCOTTS SUFFERANCE WHARF 1 MILL STREET, LONDON SE1 2DF APPROX. 1,000 SQ FT (92.9 SQ M)

LOCATION

Scotts Sufferance Wharf is located at the junction of Mill Street and Jamaica Road, with frontage onto St Saviour's Dock.

London Bridge station, Bermondsey Underground (Jubilee line) and Tower Bridge are all within walking distance and the neighbouring Shad Thames area provides a vibrant mix of high quality residential and office accommodation, together with a variety of restaurant, bar and retail outlets.

Between the premises and London Bridge is the 'morelondon' campus whose occupiers include : Ernst & Young, Norton Rose, PWC and the Greater London Authority.

DESCRIPTION

The available accommodation comprises the ground floor office suite within this modern mixed commercial and residential development.

Newly refurbished throughout, Unit 4 is arranged as an open plan office together with separate kitchen plus and male and female w.c.s.

Fully self-contained with own entrance direct from Jamaica Road and fully glazed frontage.

Includes two spaces in the gated underground car park.

4 SCOTTS SUFFERANCE WHARF, SE1

AMENITIES

Following completion of the refurbishment, amenities include :

- New heating/cooling system
- Suspended ceiling with recessed LED lighting
- LVT wood effect flooring
- Surface power and data
- Separate male & female w.c.s
- Kitchen
- Security alarm
- On site concierge and 24 hour security
- Entryphone controlled access
- Excellent natural light

TERMS

New lease available direct from the landlord on terms by arrangement.

RENT

£47,500 per annum, exclusive of all outgoings. VAT not applicable to the rent.

BUSINESS RATES

The current Rateable Value is £26,000 and therefore the business rates payable for the year 2019/20 will be approx. £12,766.

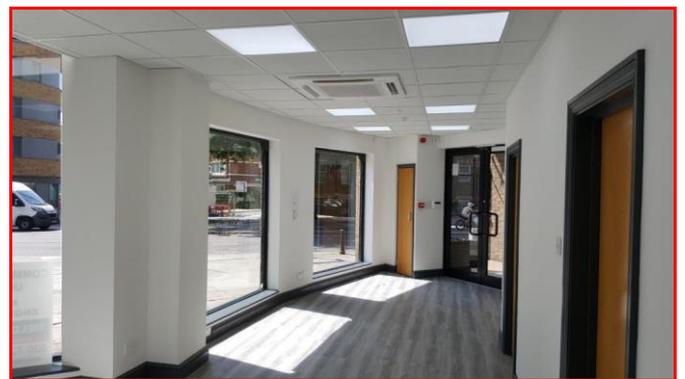
SERVICE CHARGE

Currently approx. £3,790 plus VAT per annum, including buildings insurance.

ENERGY PERFORMANCE

To be assessed.

SCOTTS SUFFERANCE WHARF – LOCATION PLAN



FURTHER DETAILS

For further details please contact Field & Sons :

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www.fieldandsons.biz

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