

FIELD & SONS

COMMERCIAL

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FLEXIBLE E CLASS GROUND FLOOR UNIT TO LET



208 BERMONDSEY STREET, LONDON SE1 3TQ
APPROX. 1,044 SQ FT (96.9 SQM)

LOCATION

The property is prominently located fronting the vibrant and 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

The accommodation comprises a modern ground floor unit currently arranged as a main open plan space plus kitchen point and two w.c.s.

Excellent natural light by way of the fully glazed street frontage and further windows at the rear. Fully self-contained with own entrance direct from the street.

Has most recently been used for office but under the E Use Class the premises would be suitable for a variety of uses including retail, studio/office, health and fitness.

The approximate net internal area is 1,044 sq ft (96.9 sqm).

208 BERMONDSEY STREET, LONDON SE1

AMENITIES

The specification includes heating cooling cassettes, suspended ceiling with recessed panel lighting, perimeter trunking and fully carpeted. Internal electric shutter behind the street window.

TERMS

New direct lease available on terms by negotiation.

RENT

Offers in excess of £55,000 per annum, exclusive of outgoings.

BUSINESS RATES

Approx. £17,091 payable for the year 2022/23 (the Rateable Value being £34,250).

SERVICE CHARGE

£2,870.16 for the current year.

VAT

Applicable to rent and service charge

ENERGY PERFORMANCE

EPC Rating = 108 (Band E)

FURTHER DETAILS

Via Joint Agents

Field & Sons Commercial
Nigel Gouldsmith or Ben Locke
020 7234 9639
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LOCATION PLAN



IMPORTANT NOTICE

The Joint Agents for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of The Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.