

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).

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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
com@fieldandsons.co.uk

Kalmars Commercial
Scott Bebbington
020 7403 0600
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LOCATION PLAN



IMPORTANT NOTICE

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