

FIELD & SONS

COMMERCIAL

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CHARACTER OFFICE TO LET



**UNIT 4, 1ST FLOOR, UNITY WHARF
13 MILL STREET, SE1 2BH.
APPROX. 827 SQ FT (76.9 SQ M)**

LOCATION

Unity Wharf is located on the western side of Mill Street, just north of the junction with Jamaica Road. The redeveloped 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 and PWC.

DESCRIPTION

The available office is located on the first floor of this attractive Victorian former warehouse building.

Comprises an open-plan office with w.c. and kitchen.

Access is through the buildings communal entrance from Mill Street via internal staircase or passenger lift.

The approximate floor area is 827 sq ft (76.9 sq m).

UNIT 4, 1ST FLOOR, UNITY WHARF

AMENITIES

Former warehouse style, amenities include:

- Retained period features throughout
- Fully carpeted
- Original wooden beams
- Floor to ceiling glazing on one side overlooking enclosed atrium.
- Uplighting
- Kitchen
- W.C
- Exposed original brick walls

TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

RENT

£25,860 per annum, exclusive of all outgoings.

BUSINESS RATES

The new draft Rateable Value is £24,250 therefore the business rates payable for the year 2023/24 are approx. £11,907.

SERVICE CHARGE

Approx. £7,911.84 pa for the year 2022/23.

VAT

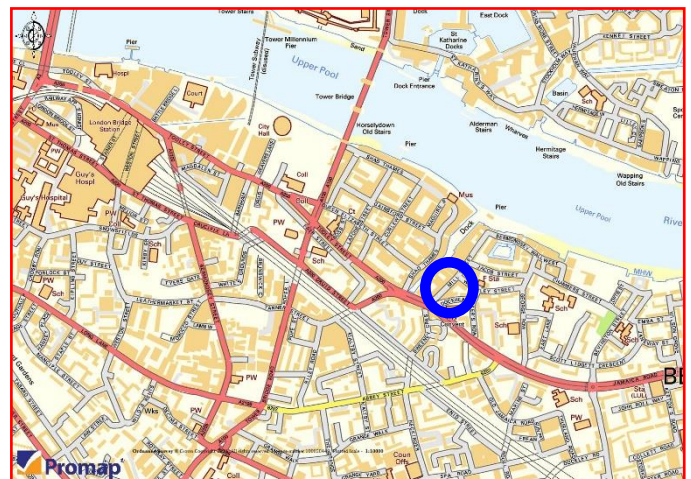
VAT is not payable.

ENERGY PERFORMANCE

EPC Asset Rating : 77 (Band D).



UNITY WHARF – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

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