

FIELD & SONS

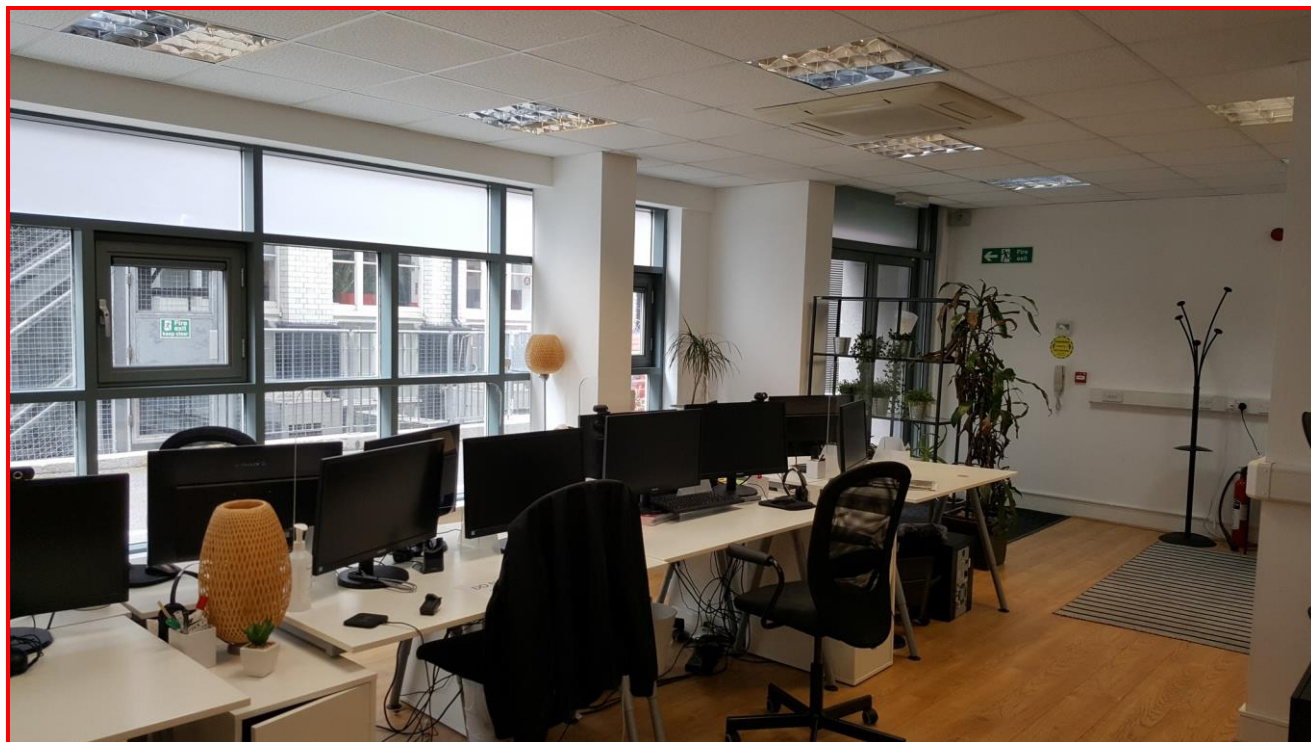
COMMERCIAL

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SE1 1XL

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GROUND FLOOR OFFICE UNIT TO LET



**UNIT B, 15 BELL YARD MEWS
159 BERMONDSEY STREET, LONDON SE1 3TY
APPROX. 991 SQ FT (92.1 SQM)**

LOCATION

Bell Yard Mews is a modern mixed commercial and residential complex located towards the southern end of the popular and vibrant 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 new entrance/exit on St Thomas Street is within a short walk, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

DESCRIPTION

Unit B comprises a self-contained ground floor office arranged as a main open plan space plus glazed meeting room, partitioned private office, galley style kitchen point and two w.c.s (inc. one with shower).

The unit is accessed from the courtyard via own doorway with electric security shutter.

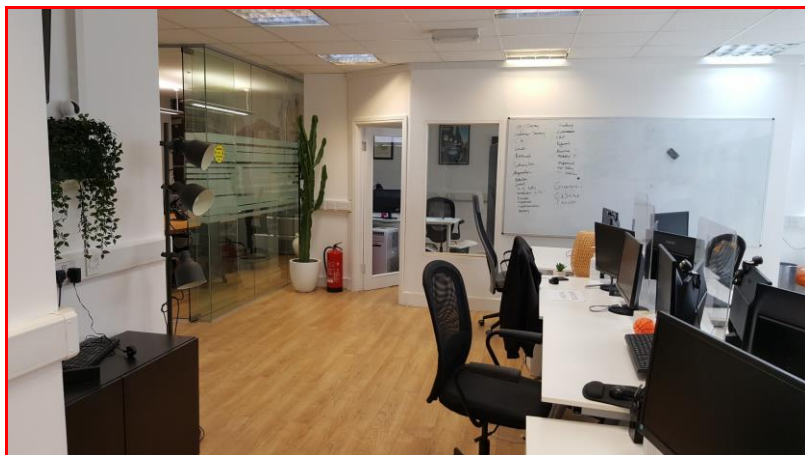
The approximate net internal floor area is 991 sq ft (92.1 sqm).

UNIT B, 15 BELL YARD MEWS, SE1

AMENITIES

Amenities for the office include :

- Cassette heating/cooling units
- Suspended ceiling with recessed Cat. II lighting
- Perimeter and column trunking
- Wood flooring
- Glazed meeting room
- Partitioned private office
- Two w.c.s and shower
- Kitchen point



The in-situ furniture can remain as part of a new letting.

TERMS

The unit is available by way of a new lease on terms by negotiation. Lease to be outside the Landlord & Tenant Act.

RENT

£34,685 per annum, exclusive of all outgoings.

BUSINESS RATES

The new Rateable Value is £29,000, therefore the rates payable for the year 2023/24 will be approximately £14,239.

SERVICE CHARGE

Currently approximately £1,850 per annum.

VAT

VAT is payable on rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating = 81 (Band D)

FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



UNIT B 15 BELL YARD MEWS – LOCATION PLAN



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