

**TO LET**  
**COMMERCIAL STUDIO UNIT**  
**CLOSE TO SHAD THAMES, SE16 4UD.**



**GROUND FLOOR  
SELF-CONTAINED UNIT**

**FRONTAGE**

**PRIVATE MEETING ROOM**

**WOODEN FLOORS**

**RECESSED SPOTLIGHTING**

**W.C / SHOWER**

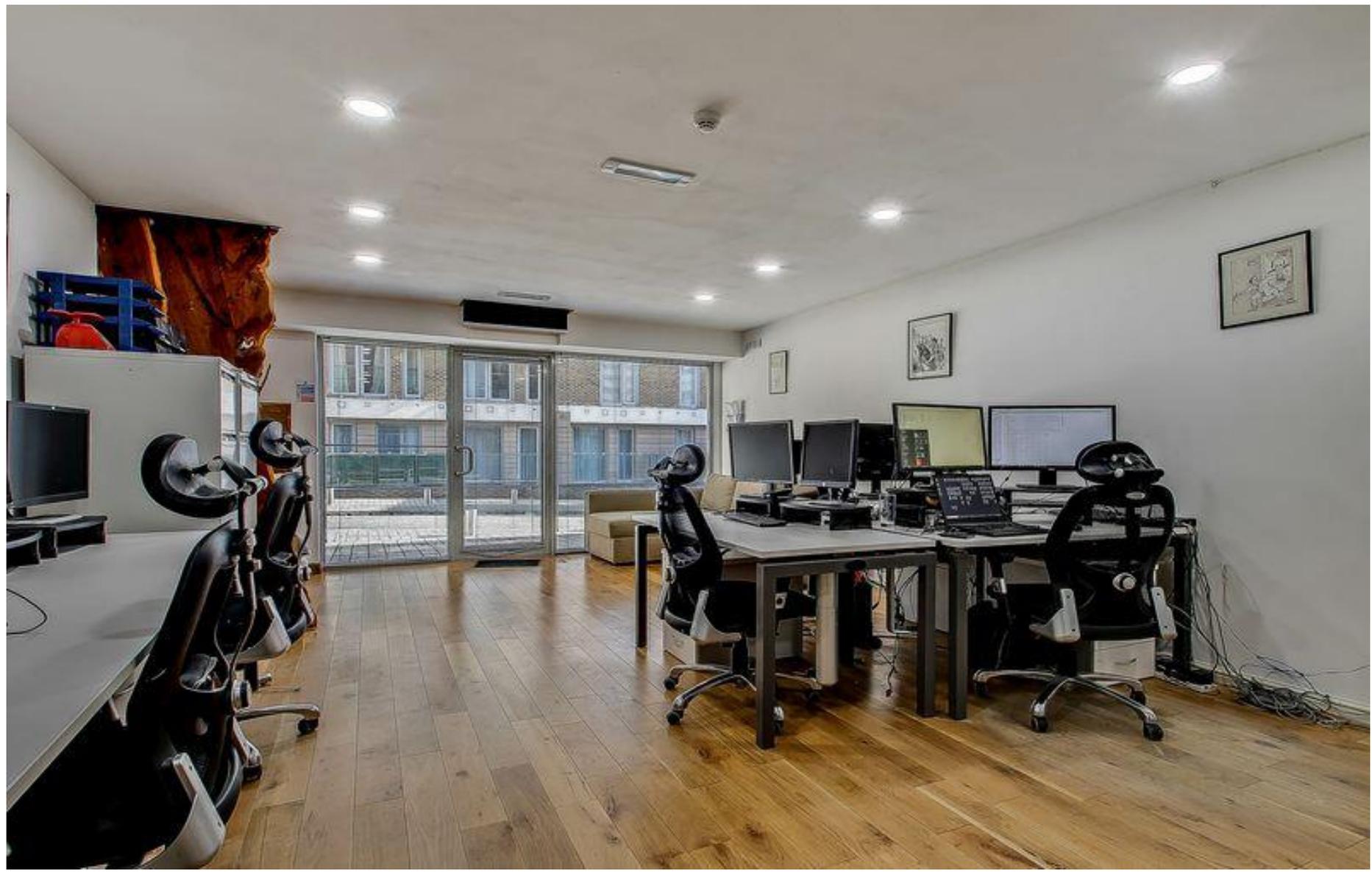
**CLASS E  
(VARIOUS USES)**

**CLOSE TO RIVER THAMES**

**5, EAST, LANE, LONDON, SE16 4UD**  
**SIZE – 458 SQ FT (43 SQ M)**

**TO LET - £20,000 P.A EXCL**  
**AVAILABLE NOW.**

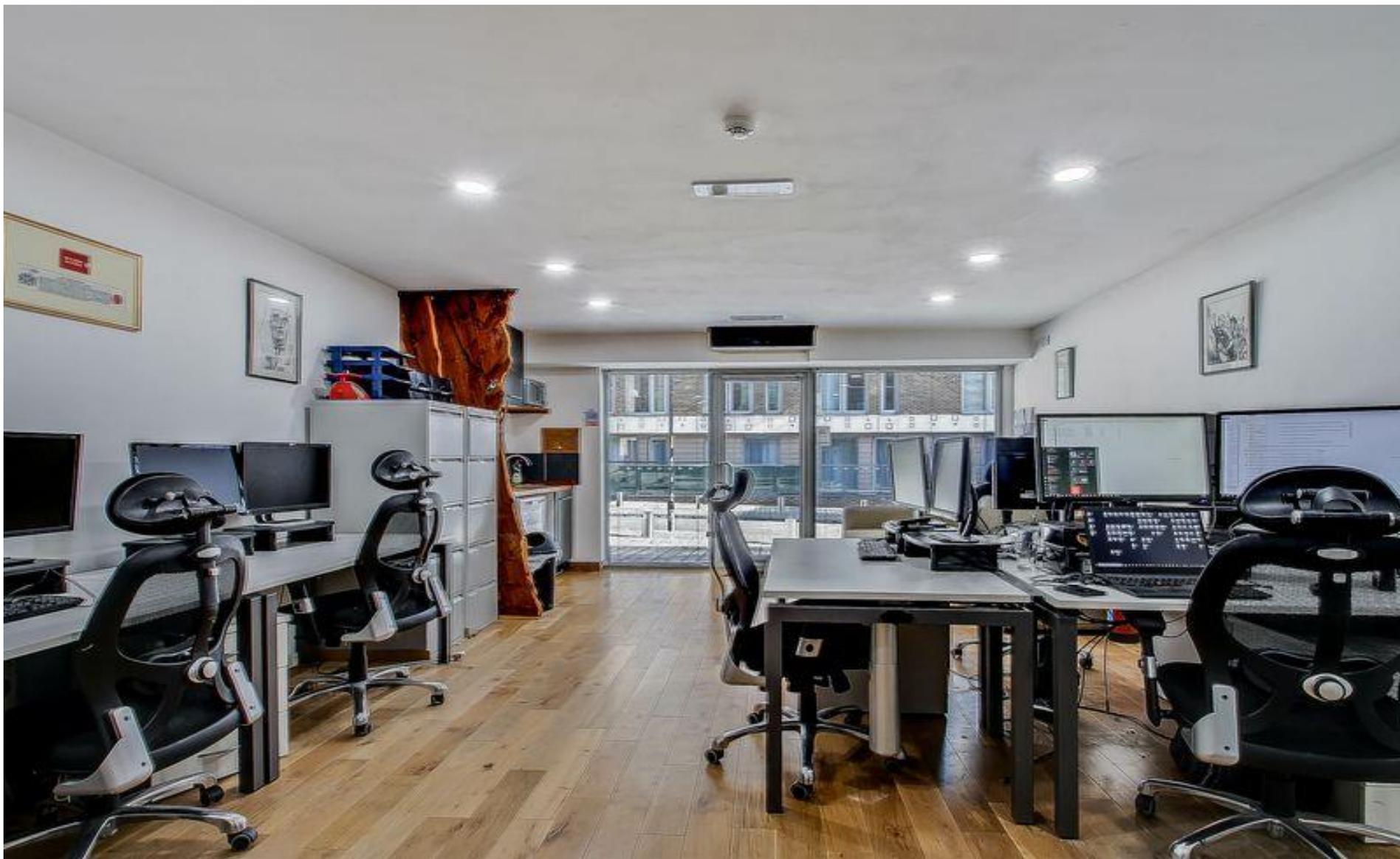








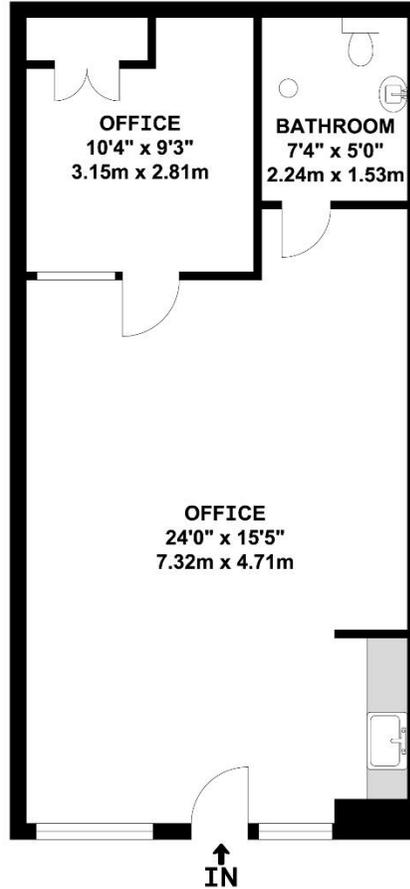












**GROUND FLOOR OFFICE**

**APPROX. NET FLOOR AREA 457.78 SQ. FT / 42.53 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".

## Location

The property is located on a quiet street just seconds away from the River Thames and a short walk away from Shad Thames where are host of amenities and local attractions can be found to include restaurants, bars, cafes and boutique shops. There are various bus routes along Jamaica Road / Bermondsey Street taking you to several destinations. Both Bermondsey station and London Bridge stations are within walking distance.

## Description

A self-contained studio unit with frontage predominantly open plan to include a private meeting room, kitchen and fully tiled W.C with shower. The unit is in excellent decorative condition and is available immediately.

Total Area: 458 sq ft

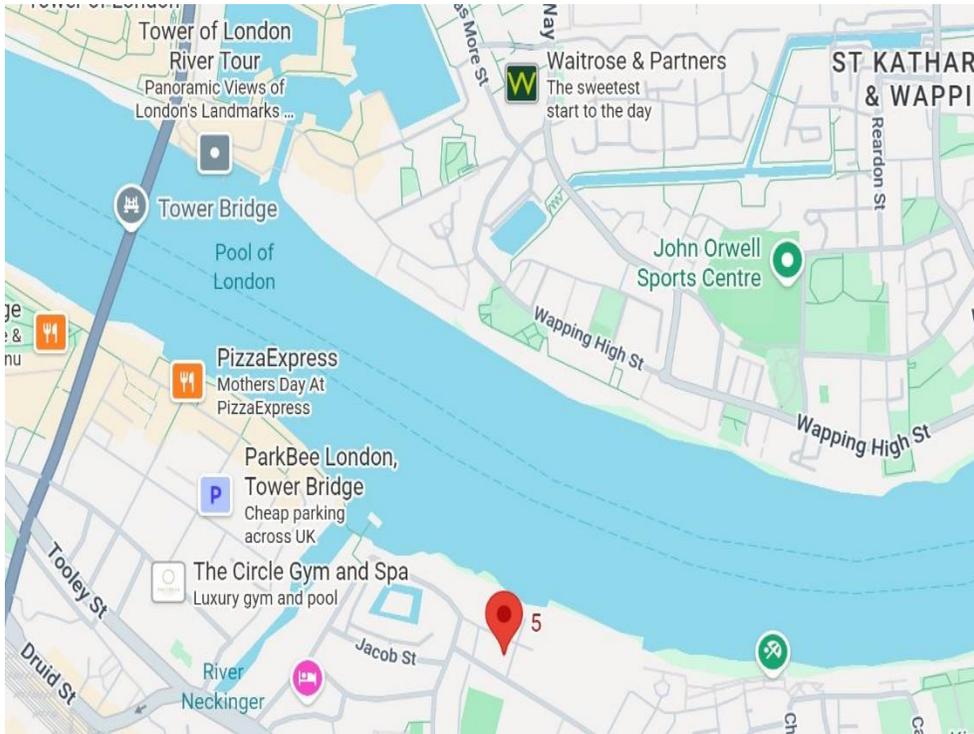
Rent: £20,000 per annum exclusive of all outgoings.

Offered furnished or unfurnished subject to terms and conditions.



Lim Commercial

Tel: 07885 912 982



## Description

specifications include:

- ❖ Self-contained unit
- ❖ Recessed spotlighting
- ❖ Electric heating
- ❖ Open plan space
- ❖ Separate meeting room
- ❖ Fully tiled W.C & shower
- ❖ Furnished / unfurnished options
- ❖ Close to River and Shad Thames
- ❖ Available immediately

## Rates

The Rateable Value for the year 2026/27 Is £12,500  
Therefore the rates payable is approx. £6,125 per annum.

## Service Charge.

Approximately £3 ,200 per annum.

## VAT

VAT is payable on the service charge but NOT on the rent.

## Rent

£17,500 per annum exclusive of all outgoings.

## Terms

New lease direct on terms by arrangement.

## EPC

Being processed.

## Further Details

Ian Lim  
Lim Commercial  
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MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.