



11 Bell Yard Mews
Bermondsey Street, London, SE1 3TN.
Approx. 850 sq.ft. (79 sqm)

Flexible terms offered.
Rent - £30,000 per annum exclusive.
Available now

11 BELL YARD MEWS, BERMONDSEY STREET, LONDON SE1 3TN.

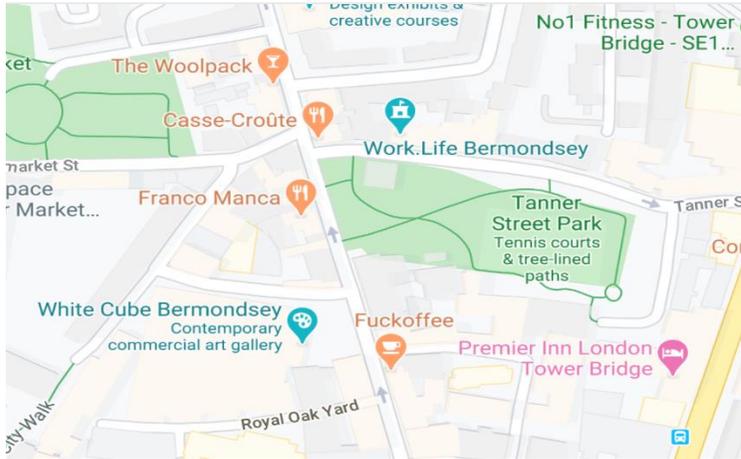
Description

A wonderfully bright and modern office unit on the second floor of a small commercial block located within a secure mixed use development. The unit is arranged on one floor and currently offers a reception area, two large office suites, kitchen and toilet facilities with a shower. The office is equipped with excellent specifications to include high ceilings, heating /cooling cassettes, raised floors and Cat 5 cabling. All local amenities can be found on Bermondsey Street offering a host of restaurants/bars and boutique shops moments away. London Bride mainline and underground station is within walking distance.



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Location

Located just off the ever popular Bermondsey Street in between Long Lane and Crucifix Lane. The Second Floor Office forms part of a small commercial block within a mixed use development. All amenities can be found along Bermondsey Street to include a host of restaurants/bars and boutique shops. Additional benefits include Tanner Street Park and White Cube art gallery.

London Bridge mainline (Southern /Thameslink & southeastern) and underground (Jubilee & Northern line) is a short walk away offering various connections to all destinations.

EPC

EPC Rating = D - 99

Term

A new lease is available for a minimum term of three years on terms by arrangement.

❖ Specifications

- ❖ Suspended ceilings
- ❖ Recessed spotlights
- ❖ Heating/cooling cassettes
- ❖ Raised floors
- ❖ Category 5 cabling
- ❖ W.C / Shower facilities
- ❖ Separate W.C
- ❖ Kitchen
- ❖ Video entry phone
- ❖ Alarm
- ❖ Excellent decorative order

Rates

The Rateable Value for 2023/2024 is £26,500. Therefore the rates payable is approximately £13,011.50.

Service Charge

To be confirmed

Rent

Guided at £30,000 per annum quoted exclusive of all outgoings.

Floor Areas

Second Floor Floor: 850 sq ft (79 sqm)

VAT

VAT is payable on the rent and service charge.

Further Details

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