



HENSHELL & PARTNERS

REAL ESTATE ADVISORS



Unit 2, 9 Bell Yard Mews, London SE1 3UY

OFFICE SPACE AVAILABLE ON BERMONDSEY STREET

(2,114 SQFT AVAILABLE FOR SALE OR TO RENT)

Summary

- **Refurbished office space** available for **sale** or **to rent** on **Bermondsey Street**
- Accommodation extends **2,114sqft (NIA)** and is laid out over the **ground floor** of a **converted warehouse**
- **London Bridge Station** under half a mile away | **London Underground** (Jubilee & Northern), **National Rail** and **Thames Link** services
- Guiding **£1,300,000** for the long **leasehold interest** (c.950-years)
- Rental offers invited at **£85,000pax** (£40psf) for a **new FRI lease**
- **Hot desking & smaller suites available to be rented** individually within the space (**POA**)



Description

Well presented **commercial unit** available to **rent or buy** within converted warehouse development.

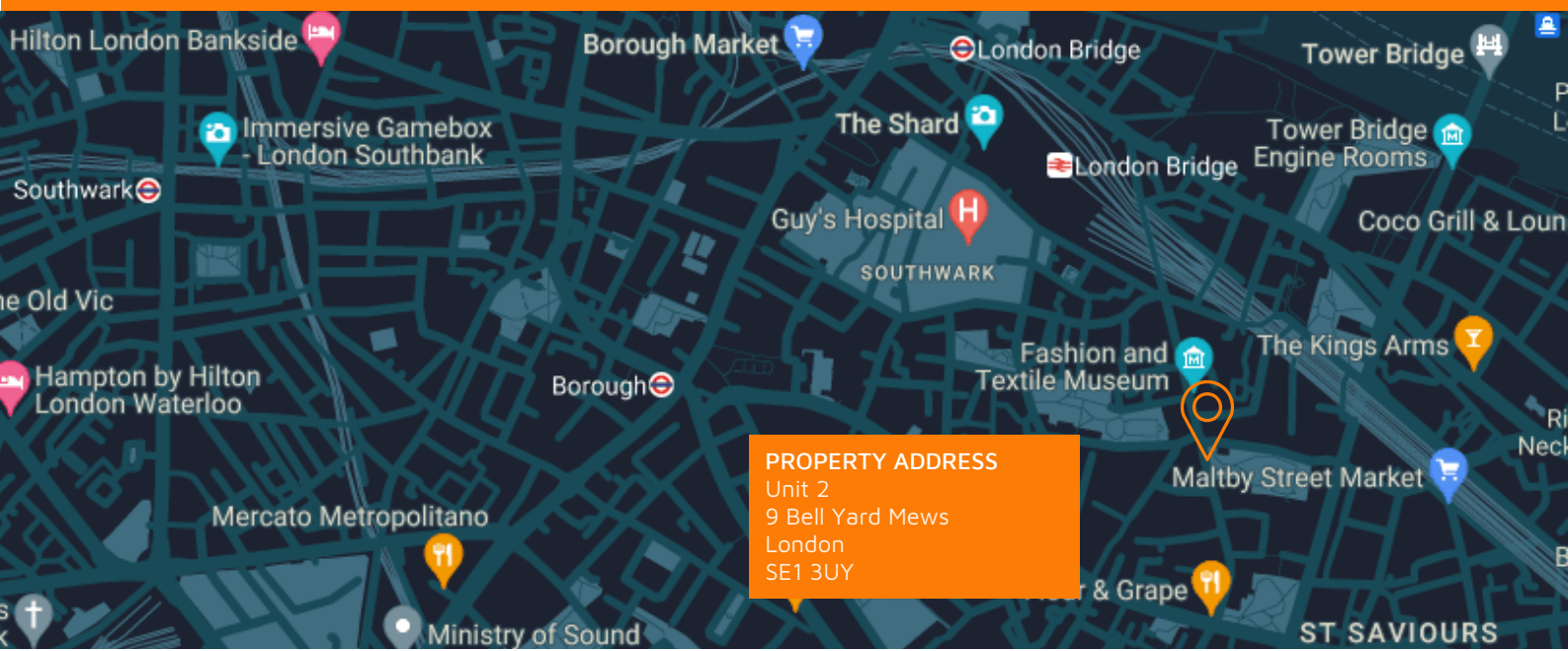
The unit extends **2,114sqft** (NIA) over the ground floor and benefits from an **open plan layout** with excellent **natural light** throughout, as well as views overlooking **Bermondsey Street Park** and **The Shard**.

See our **virtual tour** for current layout, which is **open to change to suit a tenant's preferences**.

Location

Bell Yard Mews is located just off the sought-after **Bermondsey Street** backing onto **Tower Bridge Road** (A100).

The office benefits from **excellent transport links** via road and rail, with **London Bridge Station** (Underground - Northern | Jubilee, National Rail trains and Thames Link services) just **0.4 miles away** offering easy access across London.





Business Rates

Rates payable are estimated to be **£35,525pax**.

Interested parties are welcome to make their own enquiries with **Southwark Council** for further information.

Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

Hot Desking

Hot desking & smaller suites available to be rented individually within the space **(POA)**

See our **virtual tour** or **book an inspection** should you be interested in **renting a room or space within the demise**.


Terms

Inviting offers in the region of **£1,300,000** for the **long leasehold interest** (c.950-years remaining).

Rental offers **guided at £85,000pax** (£40psf) on a **new FRI lease** direct with the landlord.

CONTACT US



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