



Unit 6

St. Saviours Wharf, London, SE1 2BE

**Industrial Style Studio/Office
Space Located a few mins
walk from Tower Bridge.**

604 sq ft
(56.11 sq m)

- Private Jetty Area
- Manned Reception
- Fully Furnished
- Self-Contained Ground Floor Unit
- 0.5 miles from Bermondsey Underground Station
- Recently Renovated
- Internal Meeting Room
- Private Kitchen & WC's

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Summary

Available Size	604 sq ft
Rent	£25,370 per annum
Rates Payable	£8,607.75 per annum
Rateable Value	£17,250
Service Charge	£5,000 per annum Building Insurance Included
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A ground floor studio/office to rent located in Bermondsey. The Class Use E property is situated within a shared building benefitting from a manned reception and private jetty area. Included in the space is a glass-partitioned meeting room/cellular office, with great views of the river and comes fully furnished. Access is provided through a well-presented gate on Mill Street which externally leads to the unit itself. It is available to rent immediately.

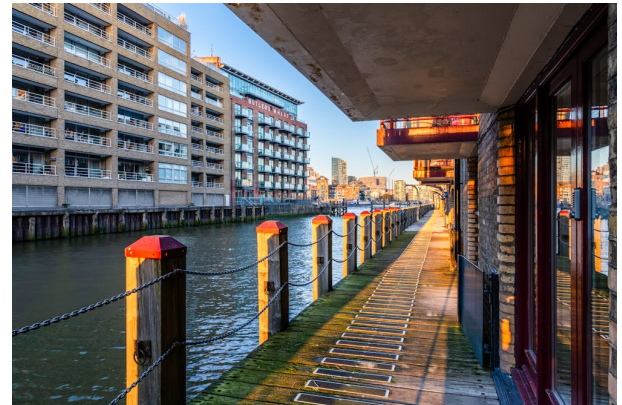
Location

The studio/office is situated in St Saviours Wharf on Mill Street, SE1. Positioned at a distance of half a mile from Bermondsey Station (approximately a 9-minute walk) and 0.8 miles from London Bridge Station (approximately a 15-minute walk), the property offers seamless connectivity to the City, West End, and Canary Wharf areas within minutes. Within this vicinity, access to the Jubilee and Northern underground lines, as well as Southern, Thameslink, and Southeastern train lines, is readily available. St Saviours Wharf is also conveniently located near the recently operational Elizabeth Line, which commenced services on May 17, 2022.

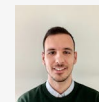
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Total year
Ground	604	£25,370 /annum	£8,607.75 /annum	£5,000 /annum	£38,977.75
Total	604				£38,977.75



Viewing & Further Information



George Sarantis

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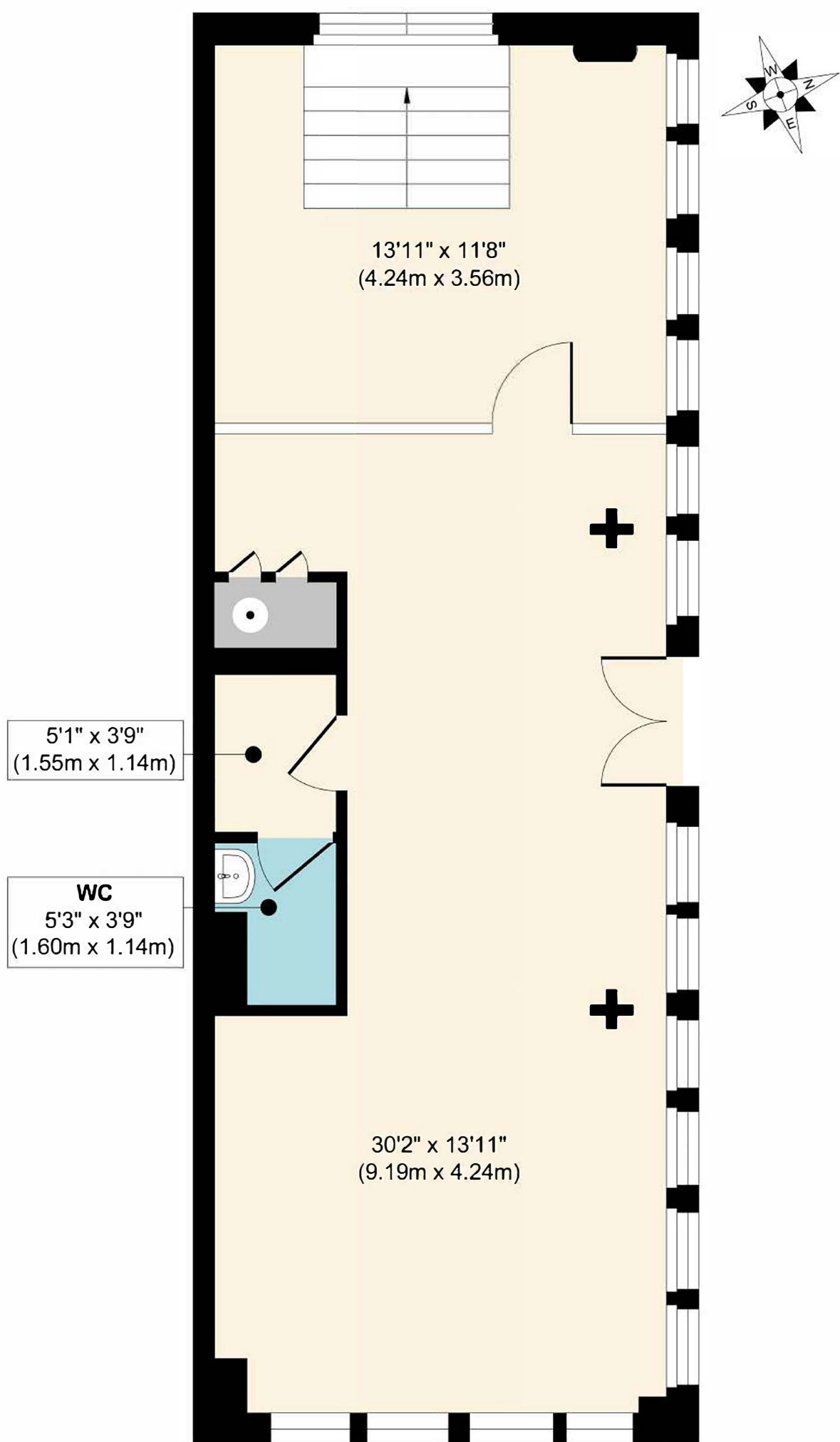
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Ground Floor

Approx. Gross Internal Floor Area 604 sq. ft / 56.11 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.