



**HENSALL & PARTNERS**

REAL ESTATE ADVISORS



**Unit 2, 2 Newhams Row, London SE1 3UZ**

**WAREHOUSE STYLE OFFICE SPACE ON BERMONDSEY STREET**

**(1,808 SQFT AVAILABLE TO RENT)**

# Summary

- Refurbished **warehouse style office space** available **to rent**
- **Ground floor** suite measures **1,808qft (NIA)**, with excellent **ceiling heights** and **natural light throughout**
- **London Bridge Station** under half a mile away providing access to **Jubilee & Northern lines**, along with **National Rail** and **Thames Link services**
- Opportunity to be part of **Bermondsey Street community** which has become a **destination for creative businesses** due to its quality amenities
- **Rental offers** invited at **£73,000pax** (£40psf) for a **new FRI lease** direct with the landlord



## Description

Rare vacancy within **trendy warehouse building** that has been refurbished into **modern office suites**.

The building boasts being fully occupied and this **ground floor suite extending 1,808sqft** becoming available offers an occupier a **rare chance to secure a new home**.

The office benefits from being **self-contained, open plan** and fully equipped for **immediate occupation**.

Features include **smart kitchenette, toilet and shower facilities** and **high speed broadband connection**.

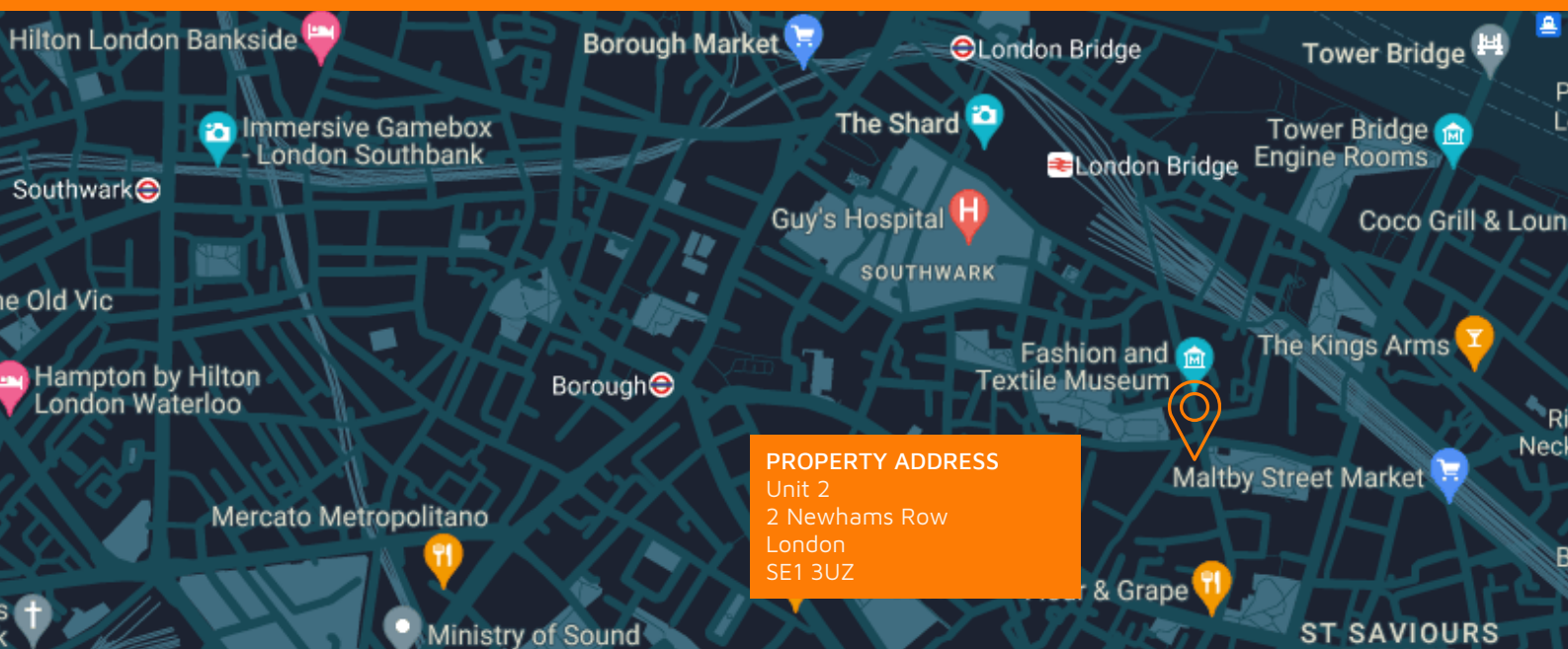
## Location

Suite is located within **Newhams Row** building within quiet mews off **Bermondsey Street**.

Connectivity for workers is a key feature of the rise of London Bridge (Bermondsey Street) as an office location.

**London Bridge station** is under half a mile away (under 10-minute walk), providing access to mainline services (**National Rail & Thames Link**) and London Underground lines (**Northern & Jubilee**).

Exceptional amenities include **Jose Pizarro's restaurants, Cafe Murano, White Cube art gallery** and **Third Space health club** all close by.



# Business Rates

Rates payable are estimated to be **£30,600pax**.

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

# Terms


Rental offers in the region of **£73,000pax** (£40psf) are invited, on a **new FRI lease** direct with the landlord.


# Viewings


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





## CONTACT US

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## CONTACT US

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