



HENSALL & PARTNERS

REAL ESTATE ADVISORS



Unit 2, 2 Newhams Row, London SE1 3UZ

NEWLY REFURBISHED 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**
- Office equipped with **two meeting rooms** and **private WC/shower facilities**
- **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**.

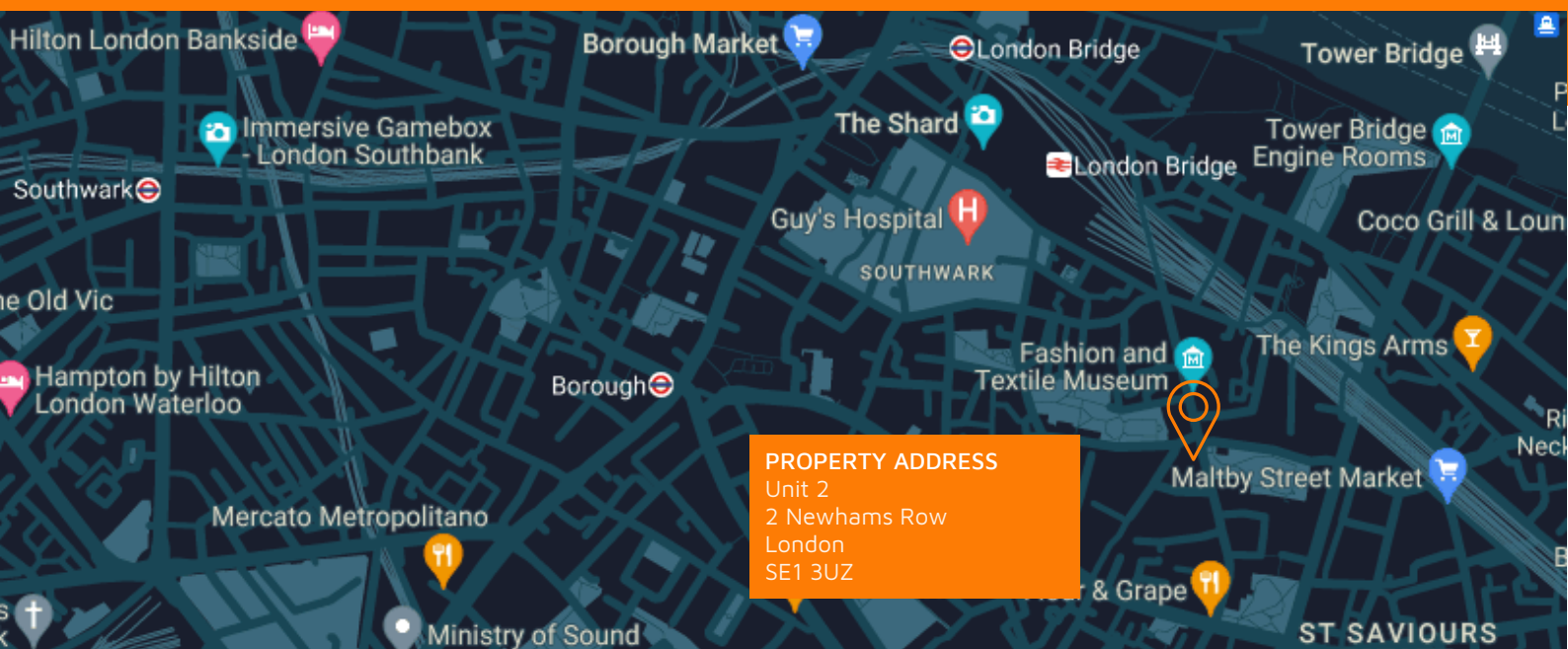
Location

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

 Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP

 +44 (0) 207 125 0377

 info@henshallandpartners.co.uk

 www.henshallandpartners.co.uk

 @henshallandpartners

CONTACT US

 **HENSHALL
& PARTNERS**
REAL ESTATE ADVISORS

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP.