



# HENSHELL & PARTNERS

REAL ESTATE ADVISORS



**18-19 Bickels Yard, Bermondsey Street,  
London SE1 3HA**

**OFFICE SPACE ON BERMONDSEY STREET**

**(3,550 SQFT NIA | AVAILABLE FOR SALE OR TO RENT)**

# Summary

- Quality **office space** available both **for sale** or **to rent**
- Extending **3,550sqft (NIA)** over the **2nd floor** of a **gated mews development**
- Located just off the popular **Bermondsey Street**
- **London Bridge Station** under half a mile away providing access to **London Underground** (Jubilee & Northern), **National Rail** and **Thames Link** services
- Guiding **£2,200,000 (£620psf)** for the **long leasehold interest (c.950-years)**
- **Rental offers** invited at **£140,000pax (£40psf)** for a new FRI lease

# Description

We are pleased to offer this **well-presented office** within a **gated mews development**.

The unit extends **3,550sqft (NIA)** over the **second floor** and benefits from an **open plan layout** with good **natural light throughout**. Development benefits from a lift.

Most recent being occupied by a recruitment business, the property is available as seen with **kitchenette, 3 x meeting rooms, shower & WC-facilities** and **furniture**, which can be left or removed depending on an incoming purchaser or tenant's requirements.

# Location

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

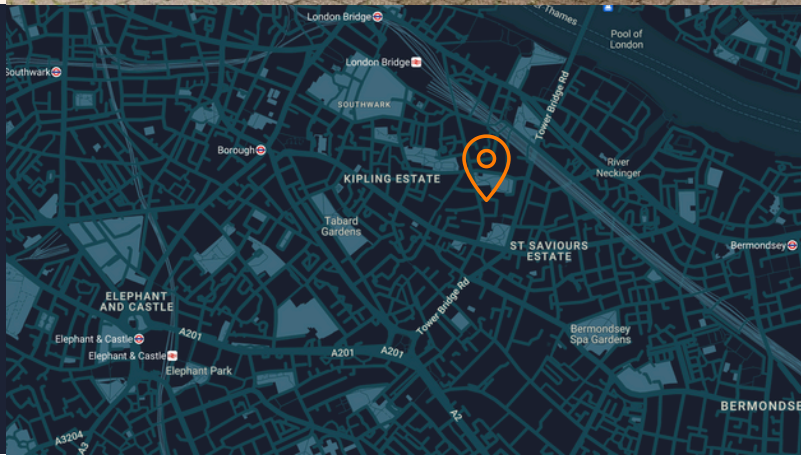
The office benefits from **excellent transport links** via road and rail, with **London Bridge Station (Underground - Northern | Jubilee, National Rail trains** and **Thames Link** services) **just 0.4 miles away** offering easy access across London.

Bermondsey Street offers an **array of independent bars, restaurants, cafés** and **retail outlets** and is a rapidly **growing hub for creative industry**.



## PROPERTY ADDRESS

18-19 Bickels Yard  
Bermondsey Street  
London  
SE1 3HA



# Viewings

Available via prior appointment, contact Henshall & Partners to arrange.

# Business Rates


From the VOA we would estimate rates payable to be **£66,560pax**. We would recommend interested parties make their own enquires with **Southwark Council** for exact figures.

# Terms

Guiding **£2,200,000 (£620psf)** for the long leasehold interest (c.950-years).

Rental offers invited at **£140,000pax (£39.50psf)** available on an FRI lease.


## CONTACT US

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