



**STIRLING  
ACKROYD**

**FOR SALE**

**8 Hestia House, City  
Walk, London, SE1 3ES**

**3,803 sq ft**

**For Sale - contemporary  
modern offices arranged  
over ground and lower  
ground floors in the  
heart of Bermondsey**



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

Hestia House offers contemporary office space arranged over the ground and lower ground floors in this mixed use modern development. Currently arranged as two separate self-contained offices, it can easily be adapted for use as one.

Both floors offer largely open-plan workspace, with multiple meeting rooms, kitchen/breakout areas and WCs with one shower. The ground floor further benefits from access to an external space to the rear which would lend itself to bike stores but also landscaping to create an attractive external seating area.

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## Key points

- Total premises size - 3,803 square feet
- Self contained offices
- Ideal for owner occupier or investor
- Multiple meeting rooms
- Air conditioning throughout
- WCs and shower facilities on both floors
- Ground floor external courtyard and lean-to
- Moments from the vibrant Bermondsey Street





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## Location

Located on City Walk, the southern end of Morocco Street, and moments from the vibrant Bermondsey Street and directly behind the White Cub Gallery. The area is very much an “in trend” location for commercial occupiers from creative, tech and design industries in search of offices and a vibrant social scene to appeal to talent.

A variety of cafes, bars and restaurants are on the doorstep of Hestia House to include Watch House Coffee, Fuckoffee, Gails and Comptoir alongside The Woolpack, Fleurie, The Leather Exchange and Bermondsey Corner. Destination venues such as the Vinegar Yard, Maltby Market and Borough Market are within walking distance.

London Bridge Station boasts excellent connections including a direct links to Crossrail at Farringdon Station via Thameslink, underground and overground lines.

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## Transport Links



London Bridge 0.4 Miles



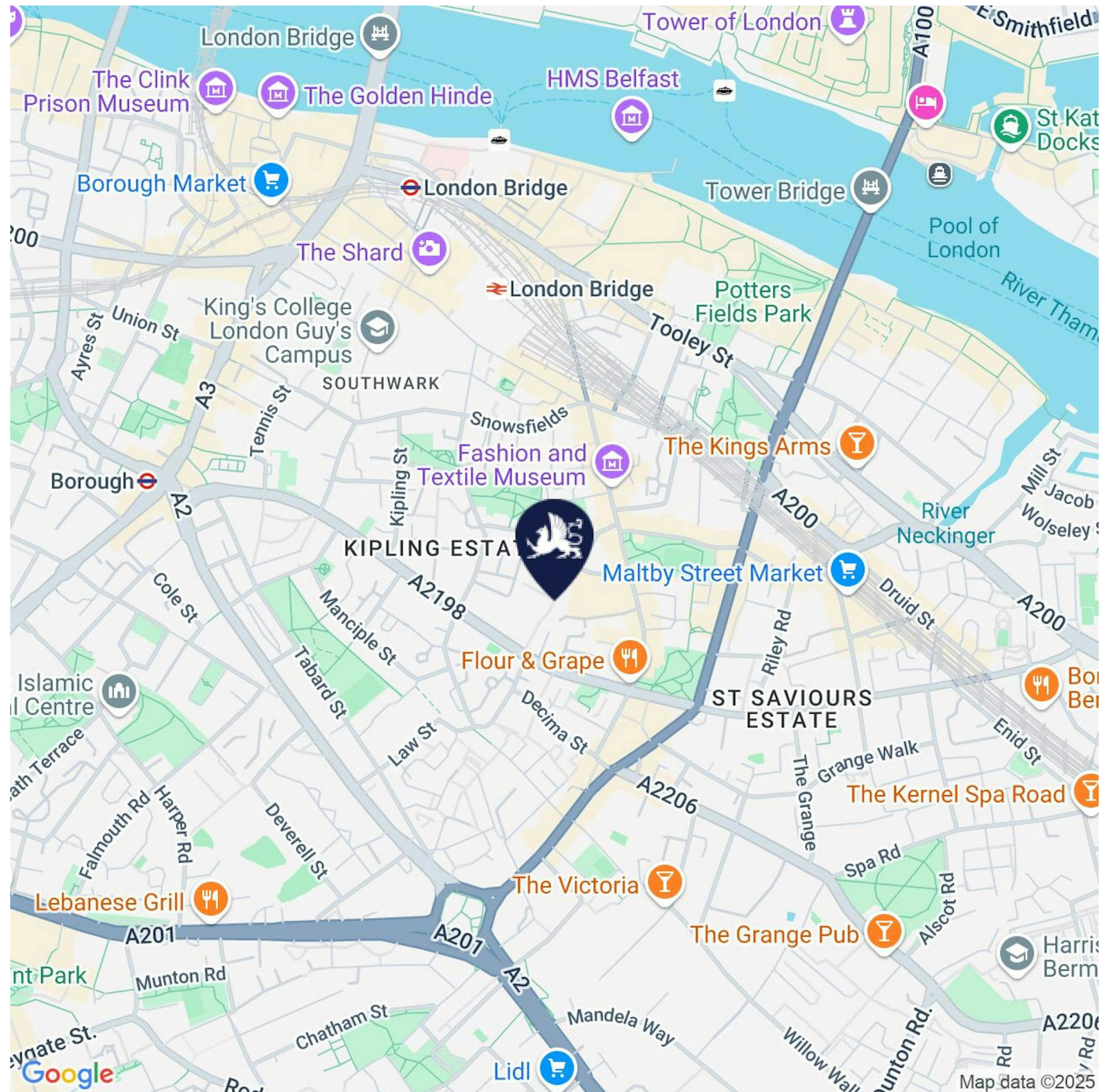
Borough 0.5 Miles



Elephant and Castle 0.8 Miles



Monument 0.8 Miles







## Accommodation

Name	sq ft	sq m	Availability
Basement	1,853	172.15	Available
Ground	1,950	181.16	Available

## Rents, Rates & Charges

Price	£1,750,000
Rates	£43,000 per annum
Service Charge	£6,000 per annum
VAT	On application
EPC	D (98)

## Viewing & Further Information



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