



1, The Colour House, 7 Bell Yard Mews  
Bermondsey Street, London, SE1 3TN.  
Approx. 495 sq. ft. ( 46 sqm)

Ground Floor  
Rent - £19,000 per annum exclusive.  
Available now

7 BELL YARD MEWS,  
BERMONDSEY STREET, LONDON SE1 3TN.



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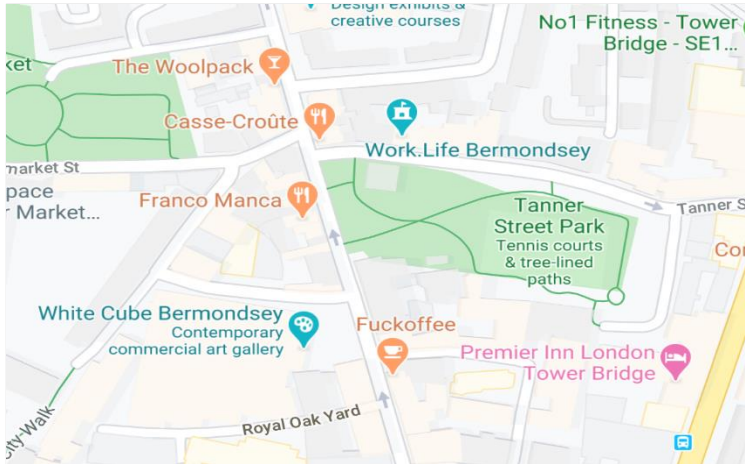


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## Location

Located just off the ever popular Bermondsey Street in between Long Lane and Crucifix Lane. The Ground Floor Office forms part of a small commercial block within a mixed use development. All amenities can be found along Bermondsey Street to include a host of restaurants/bars and boutique shops. Additional benefits include Tanner Street Park and White Cube art gallery.

London Bridge mainline (Southern /Thameslink & southeastern) and underground (Jubilee & Northern line) is a short walk away offering various connections to all destinations.

## EPC

EPC Rating = D - 90

## Term

A new lease is available for a minimum term of three years on terms by arrangement.

## ❖ Specifications

- ❖ Electric roller shutter
- ❖ Underfloor heating
- ❖ Alarm
- ❖ Open plan kitchen
- ❖ Single W.C
- ❖ High ceilings
- ❖ Security grills
- ❖ Newly decorated
- ❖ All amenities nearby
- ❖ Close to London Bridge station

## Rates

The Rateable Value for 2021/2022 is £12,250. Therefore the rates payable is approximately £6,015.

## Service Charge

Approx. £1,700 per annum.

## Rent

£19,000 per annum  
quoted exclusive of all outgoings.

## Floor Areas

495 sq ft (46 sqm)

## VAT

VAT is payable on the rent and service charge.

## Further Details

Ian Lim

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