

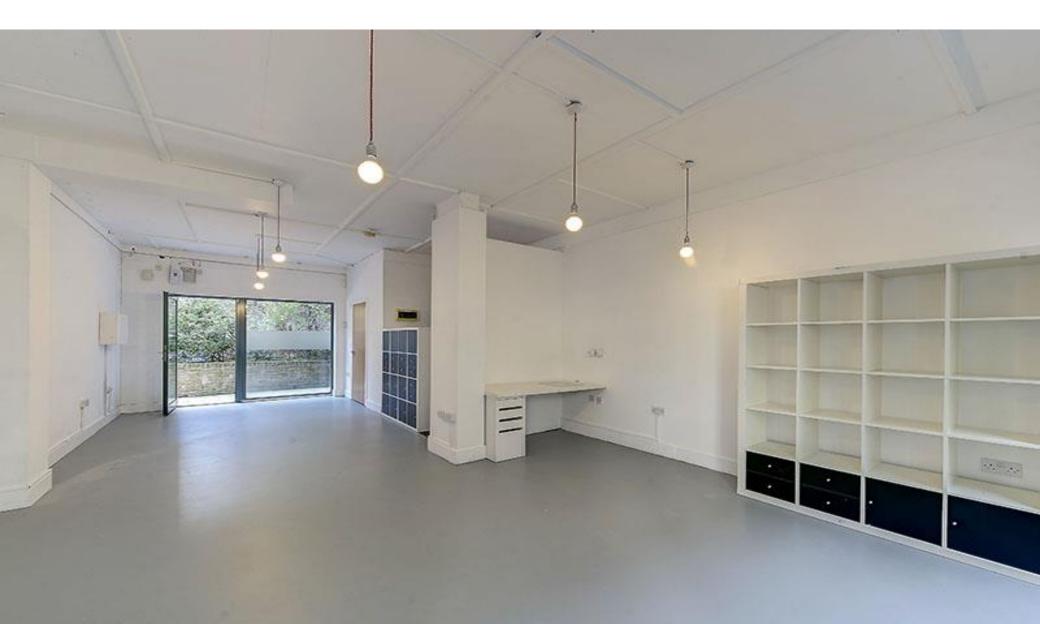
## MODERN OFFICE TO LET BERMONDSEY STREET, LONDON SE1 Tel: 07885 912 982



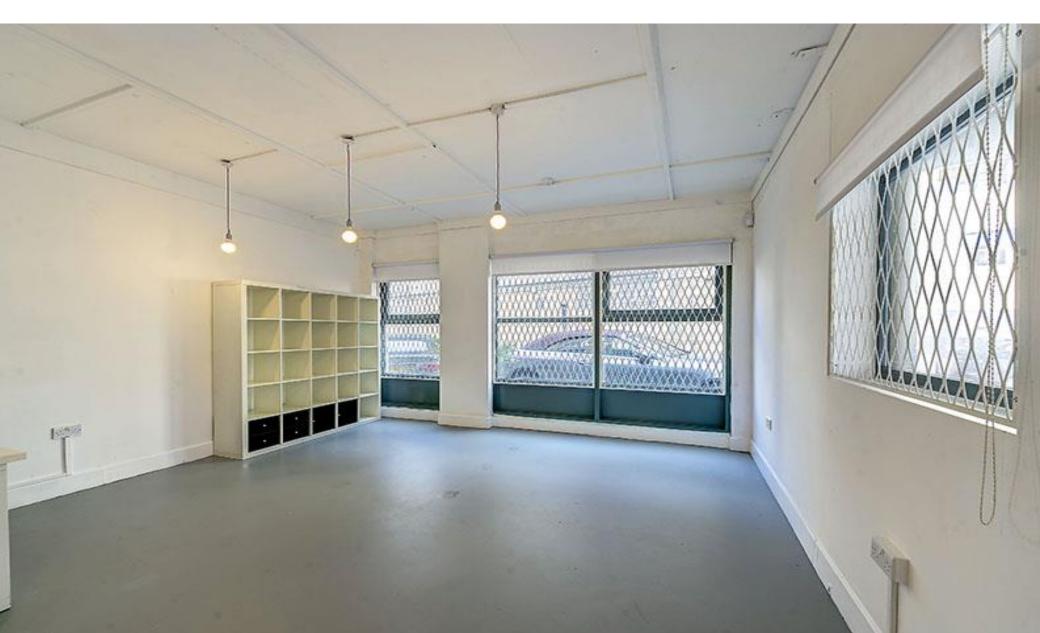
1, The Colour House, 7 Bell Yard Mews Bermondsey Street, London, SE1 3TN. Approx. 495 sq. ft. (46 sqm)

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

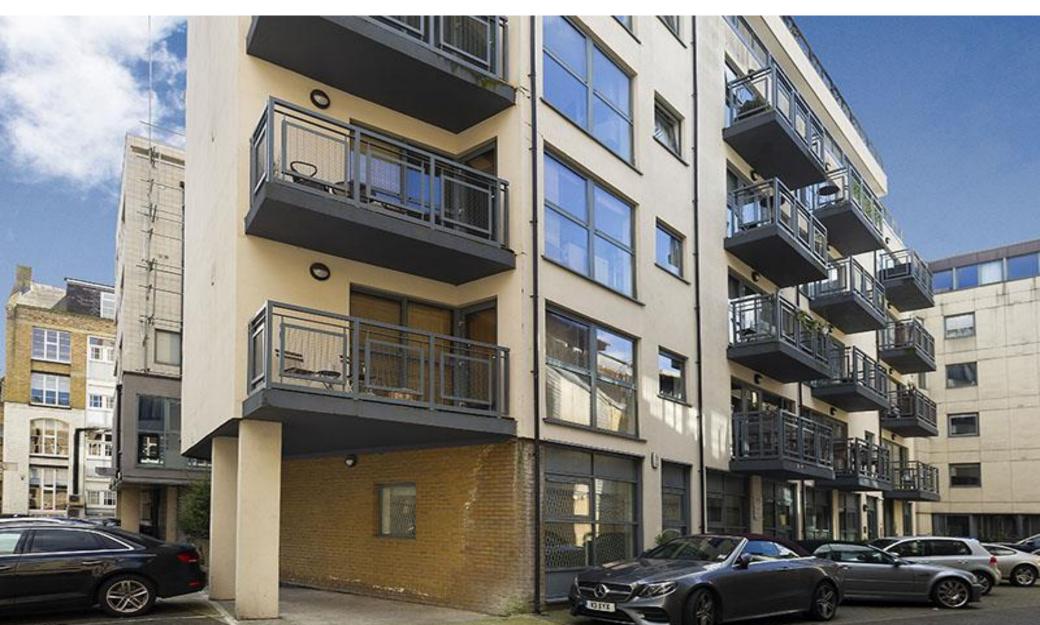
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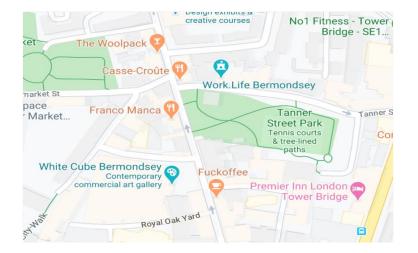
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#### Location

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  $\pounds 12,250$ . Therefore the rates payable is approximately  $\pounds 6,015$ .

### **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 E: ian@limcommercial.com Tel: 07885 912 982

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.