

# WORKSHOP / STUDIO OFFICE TO LET AT LONDON BRIDGE, SE1

Tel: 07885 912 982



A-Z Studios, 3-5 Hardwidge Street, SE1 3SY  
Approx. 2,145 sq. ft. (199 sqm)

Ground Floor Office  
Rent - £60,000 per annum exclusive

## Description

A former warehouse converted to provide character offices and workshops located just off Bermondsey Street and within walking distance to London Bridge mainline and underground station.

The available workshop / studio office is located on the ground floor offering a large open plan work space to include two separate private offices, kitchen and male / female W.C facilities. The ground floor also benefits from a garage currently used as a workshop.



# A-Z STUDIOS, 3-5 HARDWIDGE STREET, SE1 3SY



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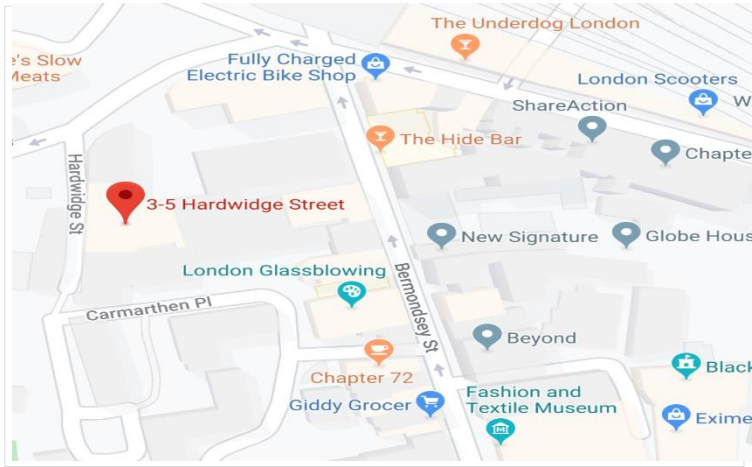


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### Location

Located just off St Thomas Street and a short walk to the ever popular Bermondsey Street providing a host of bars and restaurants nearby. Other amenities can be found along Tower Bridge Road together with various bus routes to all destinations.

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

### Term

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

### ❖ Specifications

- ❖ Gas central heating
- ❖ Concrete flooring
- ❖ Separate meeting room
- ❖ Kitchen
- ❖ 2 x W.C facilities
- ❖ Garage
- ❖ Central SE1 location

### EPC

Rating D = 95

### Service Charge

Approx. £2 per sq ft per annum

### Floor Areas

Ground Floor: 2,145 sq ft (199 sqm)

### Rates

Rates payable is approximately £7,500 per annum.

### Rent

£60,000 per annum quoted exclusive of all outgoings.

### VAT

Not elected for VAT

### Further Details

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