

Office - Shad Thames, SE1

TO LET

Unit 4, Lloyds Wharf, Mill
Street, London, SE1 2BD

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Charming warehouse conversion located on Mill Street, Shad Thames close to Tower Bridge and 0.5 miles from London Bridge station
- Second floor office measuring 1,790 square feet (166.3 square metres) NIA
- Available immediately with a new lease
- EPC Rating – C

Location

Located on Mill Street surrounded by a mix of high-quality character offices and residential properties. The area provides an exciting mix of restaurants, bars, and retail outlets. Both London Bridge Station (National Rail, Jubilee Line & Northern Line) and Bermondsey Station (Jubilee Line) are 0.5 miles away and the area is well served by buses.

Please note all times and distances given are approximate only.

Description

Second floor office unit forming part of a charming brick-built warehouse that was built in 1857 and converted around 1985 into a mix of retail, offices and residential units. The property measures 1,790 square feet (166.3 square metres). The property benefits from air-conditioning, gas central heating, kitchenette, toilets, and access to bike storage and shower facilities.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2025 Ratable Value: £56,500

UBR (2025/26): 55.5p/£

Rates Payable: £31,357.50

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Southwark business rates department.

Service Charge

The approximate annual service charge £16,993.

Terms

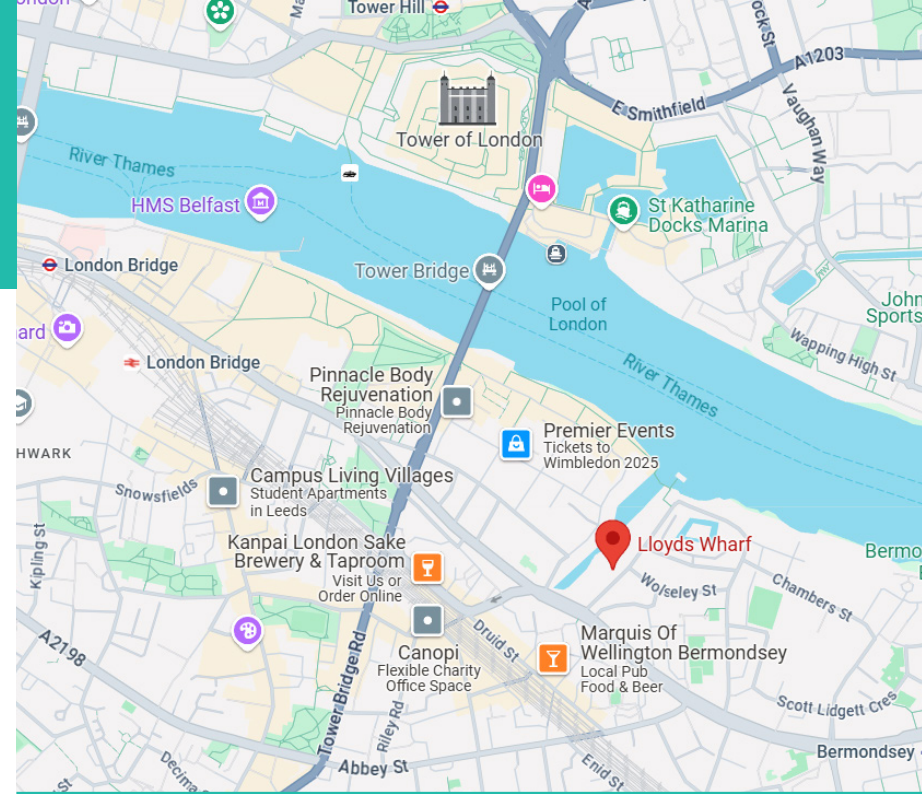
The property is available with a new lease at £71,600 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The building has been elected for VAT. Therefore, VAT is payable where applicable.

Viewings

Viewings are strictly by appointment through Harston&Co.



Rent:

£71,600 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

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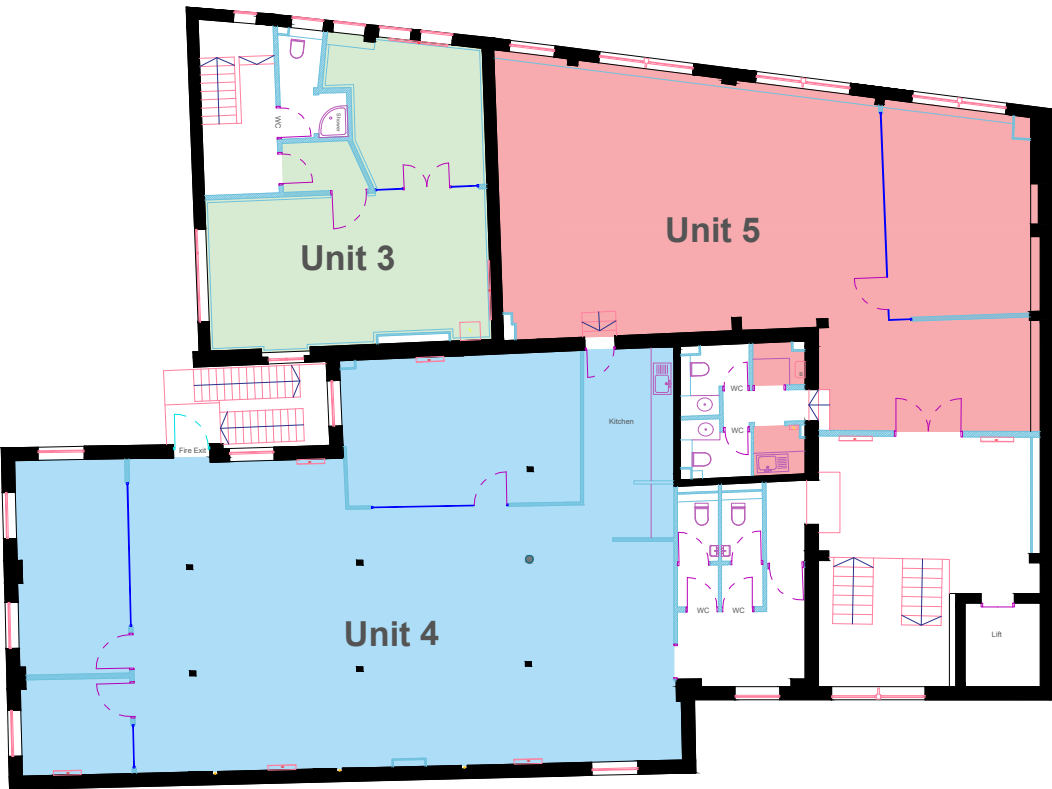
info@harstonandco.co.uk

[@harstonandco](https://www.instagram.com/harstonandco)

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REFERENCES

- Unit 3 Net Internal Area
- Unit 4 Net Internal Area
- Unit 5 Net Internal Area



Second Level

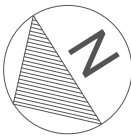
Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2023	00	23.10.2740	Property Survey	0/0

REFERENCE KEY



sterlingtemple

0203 4639225
www.sterlingtemple.com