



UNIT 7, LLOYDS WHARF, 2 MILL STREET LONDON, SE1 2BD

£65,000 PER ANNUM
COMMERCIAL UNIT TO LET

- Charming warehouse conversion located on Mill Street, Shad Thames, close to Tower Bridge and 0.5 miles from London Bridge station
- Ground floor commercial unit providing 1,911 square feet (177.5 square metres) NIA
- Basement storage providing an additional 1,386 square feet (128.8 square metres) NIA
- Suitable for a range of uses; direct street access could easily be provided
- Available with a new lease and no premium
- EPC Rating - C

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Location

Lloyds Wharf is located on Mill Street, Shad Thames, 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

The unit is located within a charming brick-built warehouse, built in 1857 and converted around 1985 into a mix of retail, offices and residential units. It is arranged over the ground floor, measuring approximately 1,911 square feet (177.5 square metres) NIA, with basement storage, providing an additional 1,386 square feet (128.8 square metres) NIA. The property benefits from air-conditioning, gas central heating, and access to shared bike, toilet, and shower facilities.

The unit is accessed through a communal lobby; direct street access could easily be provided.

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

Business Rates

All interested parties are advised to make their own enquiries with the London Borough of Southwark business rates department.

Service Charge

The approximate annual service charge is £18,864.

Terms

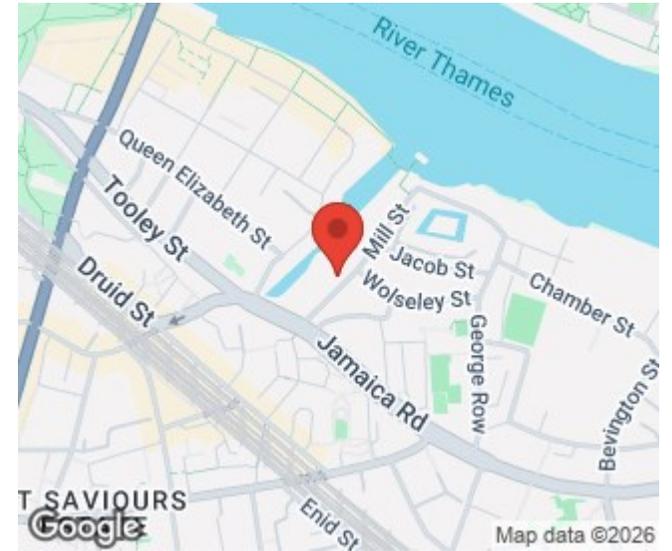
The property is available with a new lease at £65,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

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

Viewings

Viewings are strictly by appointment through Harston&Co.



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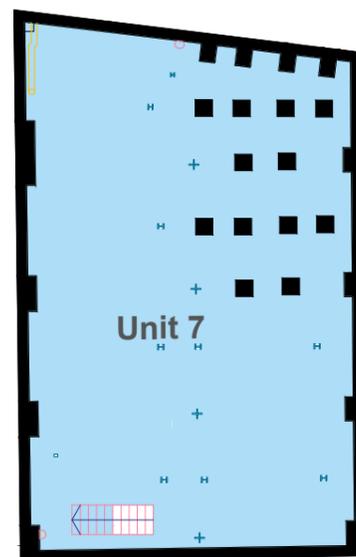
Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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Unit 7 Net Internal Area



Lower Ground



Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Lower Ground Floor Plan

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

REFERENCE KEY

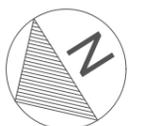
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REFERENCES

- Unit 7 Net Internal Area
- Ground North Net Internal Area



0m 10m
Scale 1:200

Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
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