

Retail Unit - Shad Thames, SE1

TO LET

Unit 7a, 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
- Arranged over ground floor measuring 650 square feet (60.4 square metres)
- 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

Ground floor retail 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 is 650 square feet (60.4 square metres) on a NIA basis. The property benefits from air-conditioning, gas central heating, and access to bike 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

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 £6,288.

Terms

The property is available with a new lease at £26,000 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.



Rent:

£26,000 per annum

Harston&Co

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

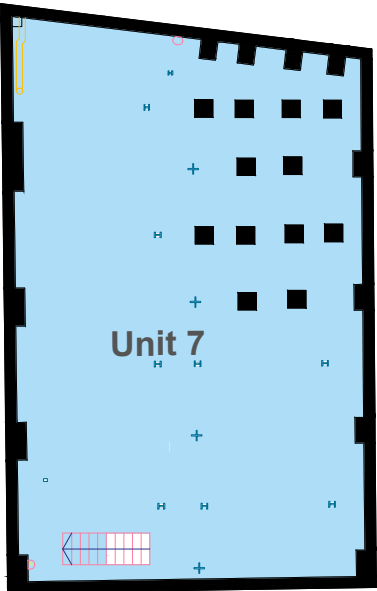
020 3371 0061

info@harstonandco.co.uk

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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.

Unit 7 Net Internal Area



Lower Ground

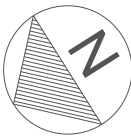
Mill Street

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



sterlingtemple

0203 4639225
www.sterlingtemple.com

Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

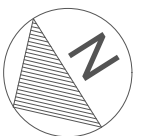
Drawing Name
Ground Level Floor Plan

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



REFERENCES

Unit 7 Net Internal Area
Ground North Net Internal Area



0m 10m
Scale 1:200

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