

Retail Unit - Shad Thames, SE1

TO LET

Unit 7b, 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 1,300 square feet (120.8 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 1,300 square feet (120.8 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 size given is approximate only as the unit will require splitting. 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 £12,576.

Terms

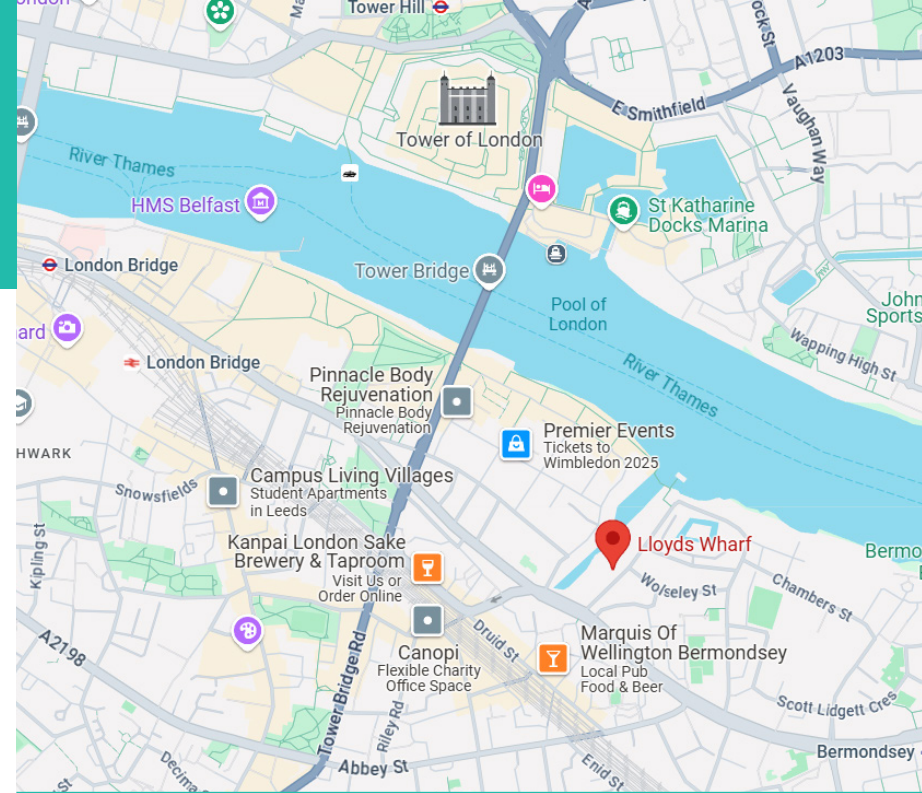
The property is available with a new lease at £52,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

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

Viewings

Viewings are strictly by appointment through Harston&Co.



Rent:

£52,000 per annum

Harston&Co

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

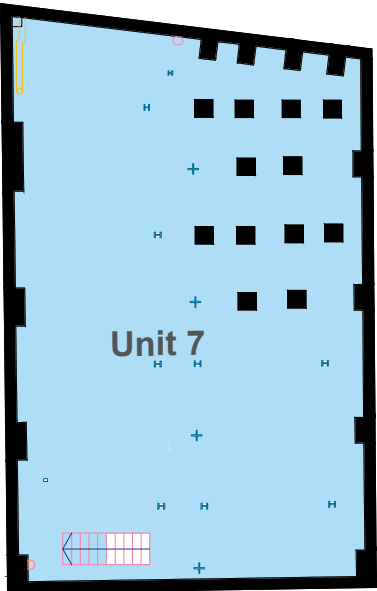
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[@harstonandco](https://www.instagram.com/harstonandco)

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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



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



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