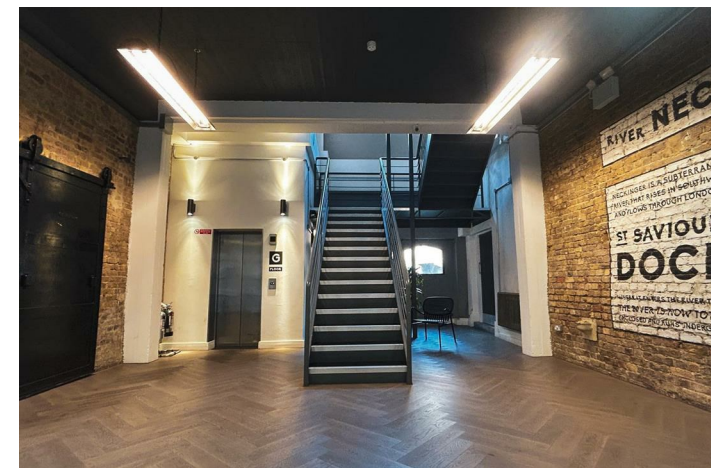




UNIT 3B, LLOYDS WHARF, MILL STREET LONDON, SE1 2BD

£19,500 PER ANNUM
TO LET

- Charming warehouse conversion located on Mill Street, Shad Thames close to Tower Bridge and 0.5 miles from London Bridge station
- Third floor office measuring approximately 562 square feet (52.23 square metres)
- Available with a new lease
- EPC Rating – C

Harston&Co

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

Third 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 562 square feet (52.23 square metres) on a gross internal basis. The property benefits from, 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

2023 Rateable Value: £12,500

UBR (2025/26): 49.9p/£

Rates Payable: £6,237.50

These figures have been provided by the VOA. It might be possible to benefit from tapered Small Business Rates Relief. 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 current annual forecast service charge is £4,462.30 plus VAT.

Terms

The property is available with a new lease at £19,500 per annum plus VAT. 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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