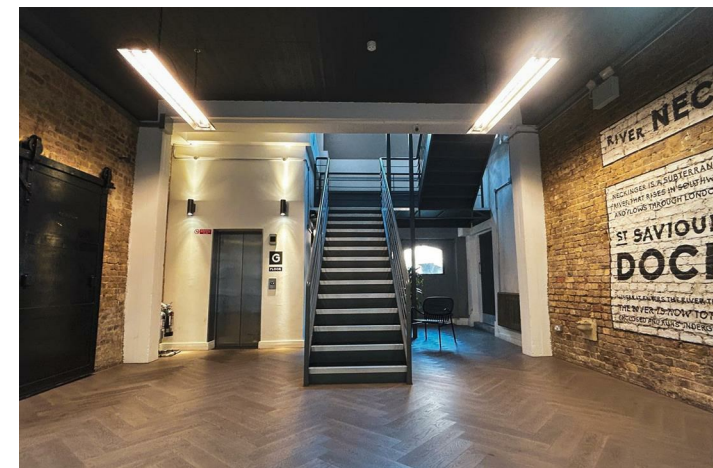




UNIT 3B, SECOND FLOOR, LLOYDS WHARF, MILL STREET LONDON, SE1 2BD

£17,750 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
- Second floor office measuring approximately 506 square feet (47 square metres)
- Available with a new lease from February 2026
- EPC Rating – C

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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 506 square feet (47 square metres) on a net internal basis. The property benefits from, gas central heating, shared kitchenette and 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: £14,750

UBR (2025/26): 49.9p/£

Rates Payable: £7,360.25

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 £4,016.34 plus VAT.

Terms

The property is available with a new lease at £17,750 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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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.

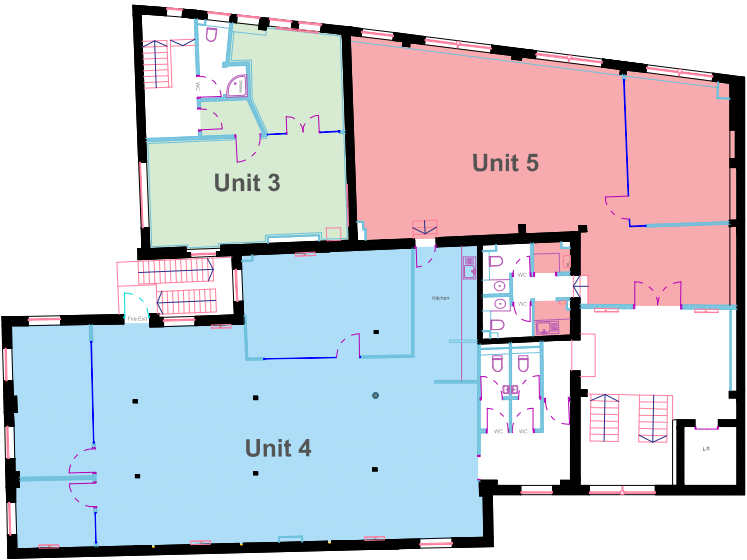
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REFERENCES

- 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



0m 10m
Scale 1:200

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