



UNIT 3B, 2ND & 3RD FLOOR, LLOYDS WHARF, 2 MILL STREET
LONDON, SE1 2BD

FROM £12,650 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 and third floor offices available to let combined or as separate units
- Available with new leases
- EPC Rating – C

Harston&Co

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

Two self-contained office units, one on second floor and one on third floor, sharing a kitchenette and toilets. The units can be let together or separately.

The units are within a charming brick-built warehouse, built in 1857 and converted around 1985 into a mix of retail, offices and residential units. The property benefits from, gas central heating, and access to bike storage and shower facilities.

The combined offices provide a total of 1,068 square feet (99.2 square metres) total on a net internal basis:
Second Floor: 506 square feet (47 square metres) / Third Floor: 562 square feet (52.23 square metres)

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

Business Rates

Each floor has a separate rating detailed, as follows:

Second Floor 2023 Rateable Value: £14,750
UBR (2025/26): 49.9p/£
Rates Payable: £7,360.25

Third Floor 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 £8,478.64 plus VAT for the units combined or separated, as follows:

Second Floor: £4,016.34 plus VAT / Third Floor: £4,462.30 plus VAT

Terms

The combined offices are available with a new lease at £26,700 per annum plus VAT (£25 per square foot plus VAT).

Second Floor: Available with a new lease at £12,650 per annum plus VAT.
Third Floor: Available with a new lease at £14,050 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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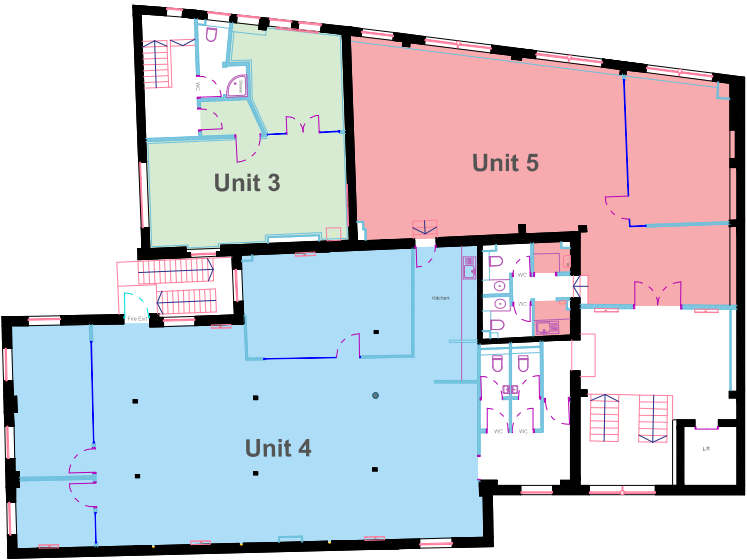
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Harston&Co

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



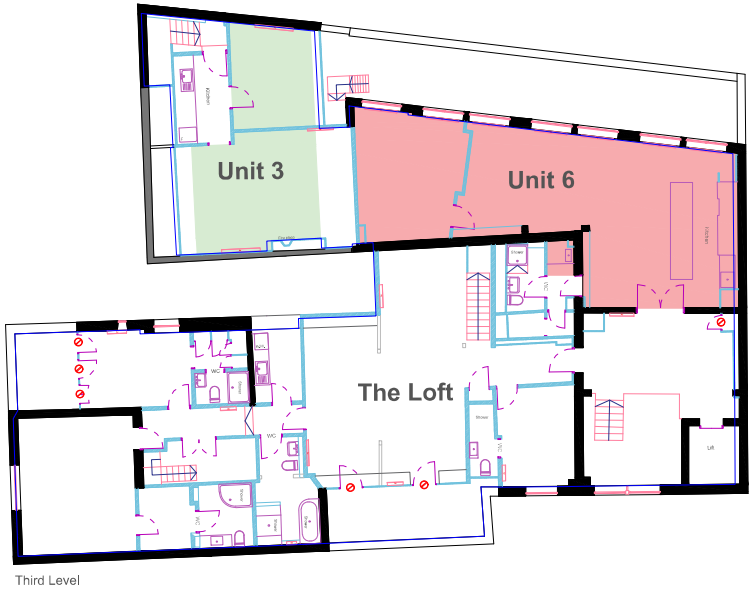
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REFERENCES

- Unit 3 Net Internal Area
- Unit 6 Net Internal Area



Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Third Level 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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