



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.

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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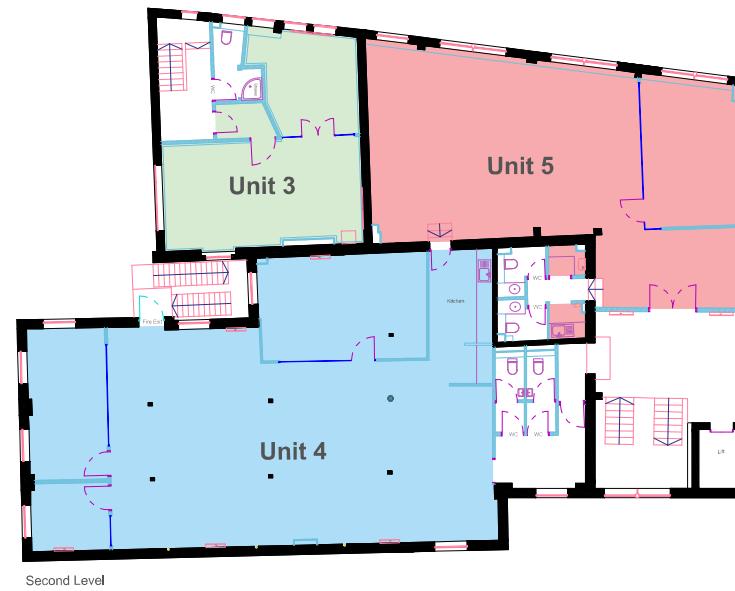
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REFERENCES

-  **Unit 3 Net Internal Area**
-  **Unit 4 Net Internal Area**
-  **Unit 5 Net Internal Area**



Second Lev

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



A scale bar and north arrow are positioned at the bottom of the map. The scale bar is a horizontal line divided into four equal segments, with '0m' at the left end and '10m' at the right end. A small north arrow is located to the right of the scale bar.

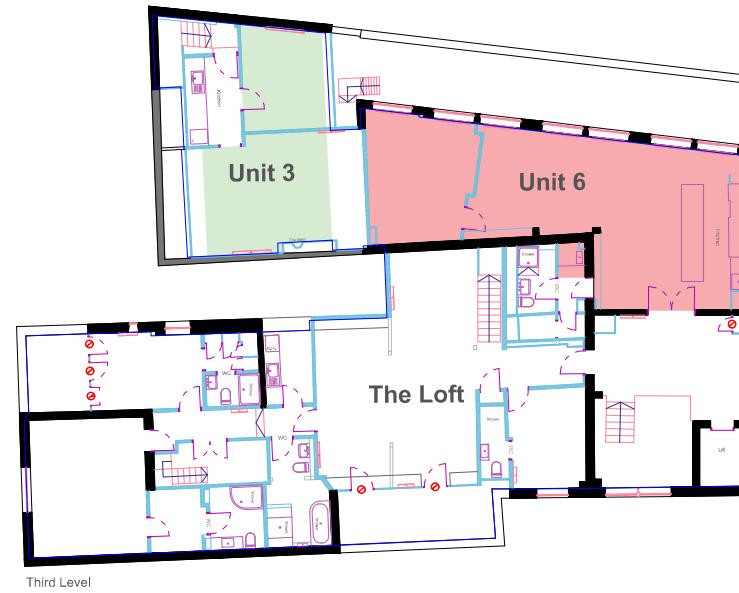
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REFERENCE KEY

REFERENCES

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



Third Level



0m
Scale 1:200

Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Third Level Floor Plan

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

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