

# 75 Bermondsey Street

Southwark, London, SE1 3XF



FULLY FITTED SELF CONTAINED WAREHOUSE TO LET |

TOTAL 11,429 sq ft



## Location

The property is located on the East side of Bermondsey Street, at its junction with Black Swan Yard and is only a minute's walk from its junction with St Thomas Street. The property is close to London Bridge Station, and offers a wide range of fashionable bars, cafes and restaurants including The Hide Bar, Village East, The Garrison, The Woolpack, Vinegar Yard and Pizarro.

This is a special part of the capital, buzzing with the vibrancy of contemporary urban life and favoured by the creative industries.

## Description

The ground to 3<sup>rd</sup> floors provide fully fitted contemporary accommodation with a mixture of open plan, meeting rooms breakout areas, fully fitted kitchens and two small terraces on the 3<sup>rd</sup> floor.

## Floor Areas

Floor	sq ft	sq m	
Gd to 3rd Floor	11,429	1061	Available
TOTAL (approx.)	11,429	1061	

Measurement in terms of NIA

## Southwark

Spanning from Tower Bridge to Waterloo Bridge, Southwark is arguably the most diverse of London's villages. Entertainment can be found at every corner, with plays, concerts and shows found at the IMAX cinema, Royal Festival Hall and National Theatre, whilst family fun is offered by the London Eye, London Dungeons and London Aquarium.

The Shard and London Bridge Quarter have helped transform the area's business vitality, bringing in many new organisations benefiting from the redesigned and well-connected London Bridge Station

Bert Murray, Partner

07775 521 102

Paul Dart, Partner

07502 306 240

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2022

020 7025 1390

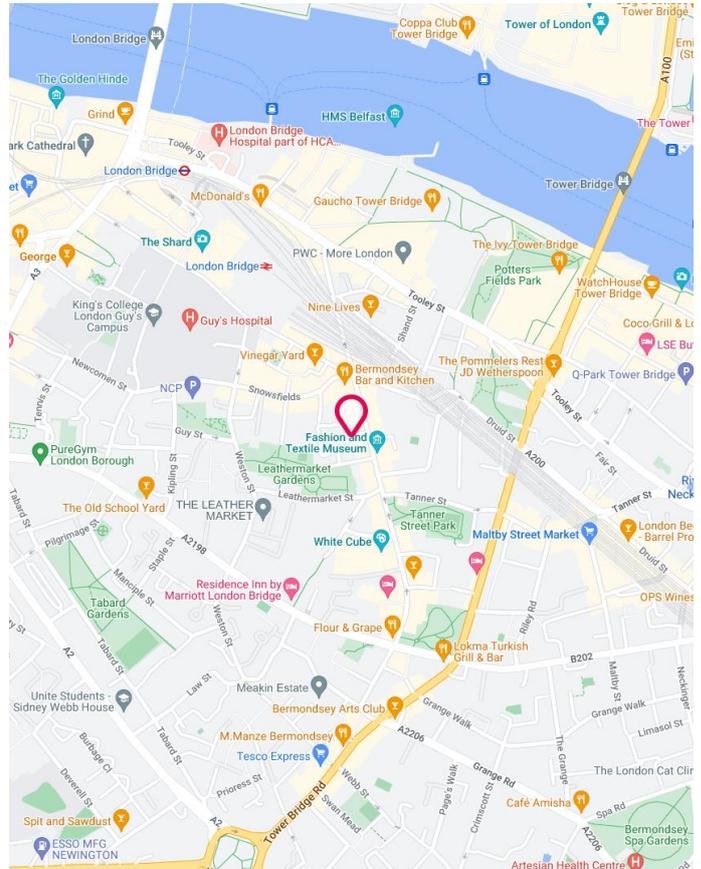
4 Golden Square London W1F 9HT

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## Terms

Tenure:	Leasehold
Lease:	An assignment for term expiring January 2024 or a new lease is available
Rent:	£605,000 pa circa £52.00 per sq ft
Rates:	Est. £10.50 psf
Service Charge:	Approx. £2.50 psf

## Amenities

- Fully Fitted Accommodation
- Self contained
- Air Conditioning
- Demised WC's on each floor
- Shower facilities
- Kitchen/breakout on each floor
- 2 small terraces on 3<sup>rd</sup> floor
- Exposed services

Bert Murray, Partner

📞 07775 521 102  
✉️ bmurray@monmouthdean.com

Paul Dart, Partner

📞 07502 306 240  
✉️ pdart@monmouthdean.com

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