

# CHARACTER OFFICE TO LET

772 SQ FT (71 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



4 NEW CONCORDIA WHARF, MILL STREET,  
LONDON, SE1 2BB

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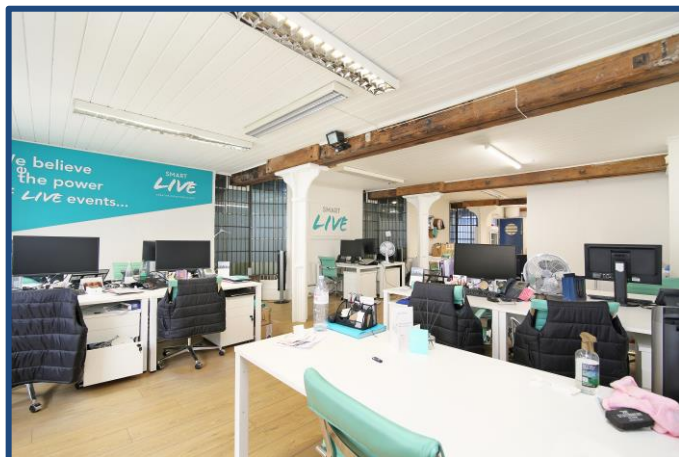
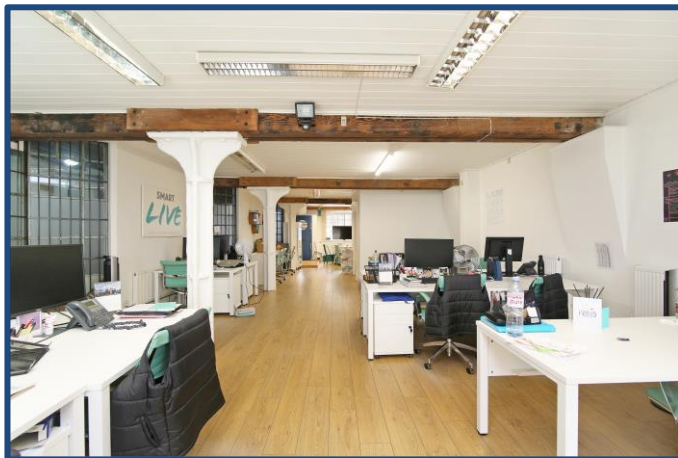
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## LOCATION:

New Concordia Wharf is located on Mill Street and boasts a prominent riverside location. Shad Thames is close by, with many quality restaurants and bars. The office is a short walk to Bermondsey station (0.6 miles) which provides access to the Jubilee line and London Bridge station (1 mile), offering direct routes to the City, West End and south.

## DESCRIPTION:

This ground floor office suite overlooks St Saviours Dock which joins the River Thames. The unit is situated within an award winning Victorian grain warehouse conversion. This plug and play office is open-plan and features wooden beams, kitchenette, WC and network cabling throughout. The unit also enjoys large amounts of natural light from both sides of the building.



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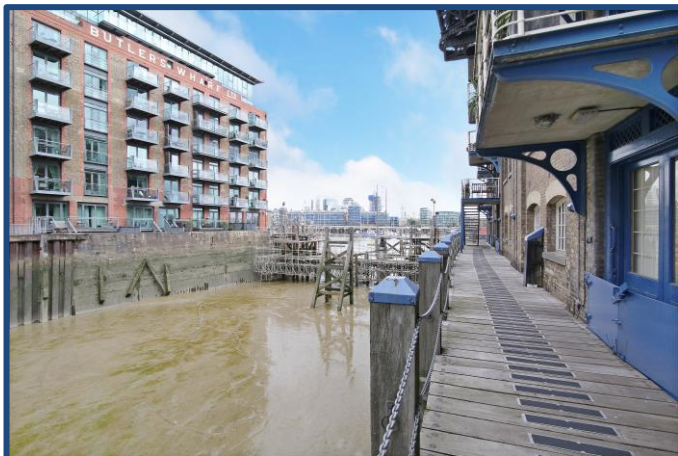
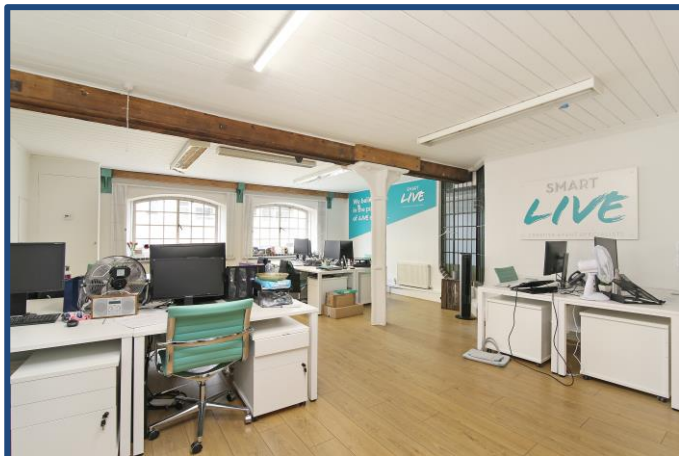
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**RENT: £32,800 p.a.**

TENURE: Available on a new flexible lease direct from the Landlord.

COSTS:

RATES PAYABLE: £10,521 (2020/21)

SERVICE CHARGE: Approx. £4,368 (2020/21)

VAT: Payable on all aspects.

LEGAL COSTS: Each Party to pay their own costs.

**VIEWING**

KALMARs Commercial

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