



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Unit 3, 9 Bell Yard Mews,
Bermondsey Street
London SE1 3UY**

**MODERN FIRST FLOOR OFFICE – 1,932 SQFT
AVAILABLE – FOR SALE | GUIDE PRICE: £1,080,000**

Summary

- **Size:** 179 sqm / 1,932 sqft (Net Internal Area – First Floor)
- **Use Class:** E (Commercial, Business & Service)
- **Condition:** Most recently used as an open-plan office and presented in excellent condition
- **Tenure:** Long leasehold – 978 years remaining
- **Suitors:** Owner-occupiers or investors
- **EPC:** Band B
- **Guide Price:** £1,080,000+ VAT (approx. £559 per sqft)
- **Joint Agents:** Henshall & Partners / Field & Sons

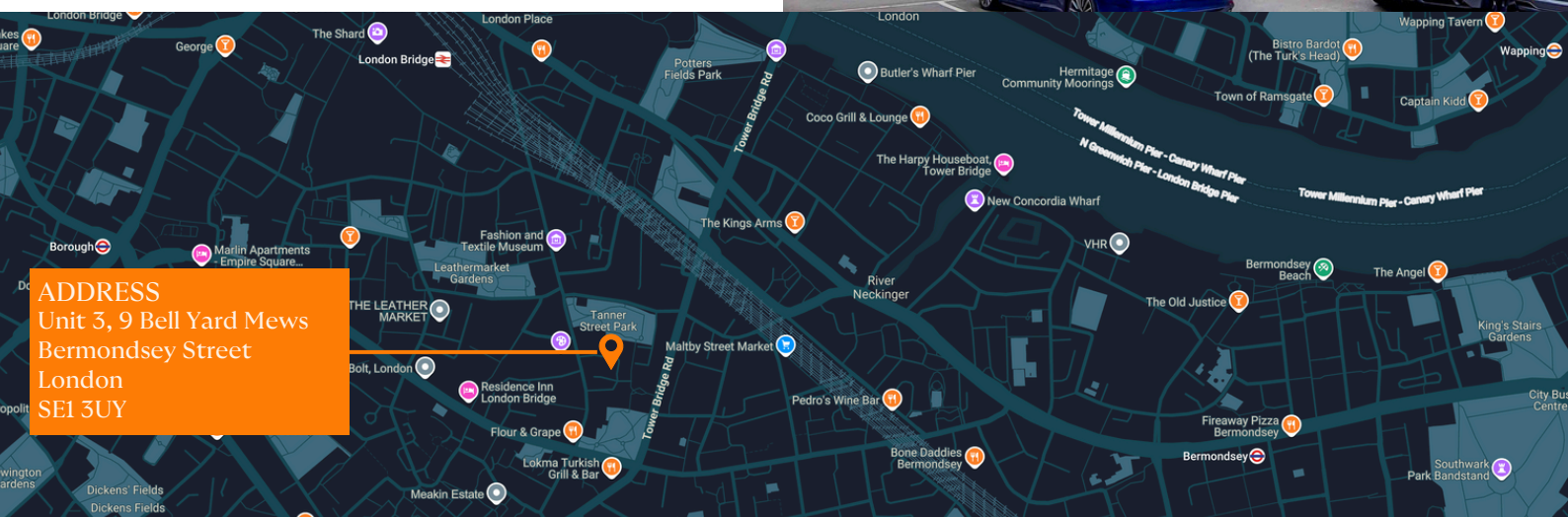
Description

Located within a mixed-use mews development just off the vibrant Bermondsey Street, this modern first-floor office offers a stylish and functional workspace in a quiet courtyard setting—ideal for focused working while being moments from local amenities.

- Open-plan office layout with kitchenette
- Two glazed partitioned offices/meeting rooms
- Bike storage facility
- Excellent natural light
- Lift and stair access

Location

- Just off vibrant Bermondsey Street with cafés, bars & shops
- Short walk to London Bridge Station (Jubilee, Northern & Rail)
- Surrounded by creative businesses & cultural landmarks
- Prime SE1 location popular with media & tech sectors
- Quiet mews setting with excellent local amenities



ADDRESS
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Long Leasehold

A 978-year leasehold interest is being made available to purchasers, derived from a 999-year lease granted on 25th December 2003.

Service Charge

Annual service charge payable to the freeholder, currently £21,432 per annum.

Business Rates

The current annual rates payable to Southwark Council are estimated at £31,115 per annum.

Terms

Guide Price: £1,080,000 (approx. £559 per sqft)

VAT: Applicable on the sale price

Joint Agents: Henshall & Partners / Field & Sons



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