

# CHARACTER OFFICE TO LET

786 SQ FT (73.02 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



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



# GROUND FLOOR OFFICE TO LET

786 SQ FT (73.02 SQ M)

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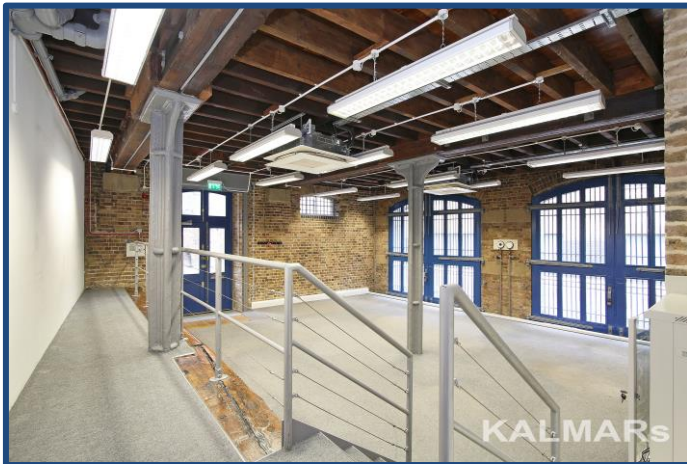
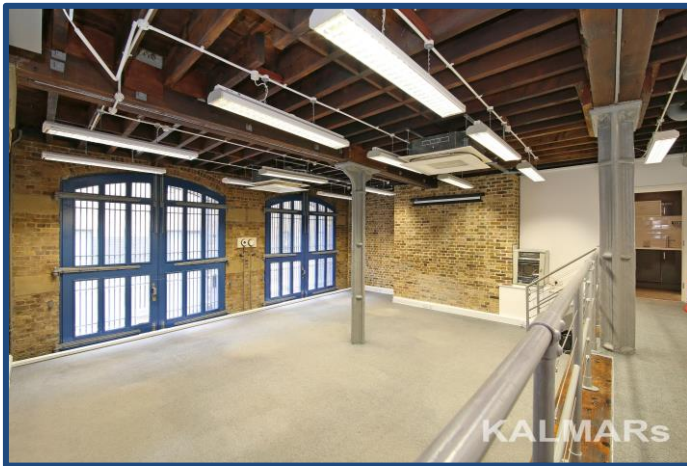
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## LOCATION

This office is located on Mill Street which hosts a vibrant mixed community with an abundance of character offices and quality residential properties. Shad Thames is situated in close proximity to independent shops, restaurants and cafes. The office is a short walk to Bermondsey station (Jubilee Line, 0.6 miles) and provides quick access to London Bridge station (1 mile) which offers direct routes to the City, West End and south.

## DESCRIPTION

This unit features an open-plan layout consisting of functional office space, separate WC, separate kitchenette and storage cupboard. The space benefits from a climate control system which allows for both heating and cooling, high ceilings, suspended lighting, self-contained network cabinet, CAT 5 and floor boxes.



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**RENT £35,370 per annum**

## COSTS:

SERVICE CHARGE: Approx. £3,243 per annum

RATES PAYABLE: Approx. £10,853.25 per annum (2020/21)

LEGAL COSTS: Each party is responsible for their own legal costs incurred throughout this transaction.

VAT: payable on the rent but not the service charge.

## TENURE:

A new flexible lease granted directly from the landlord.

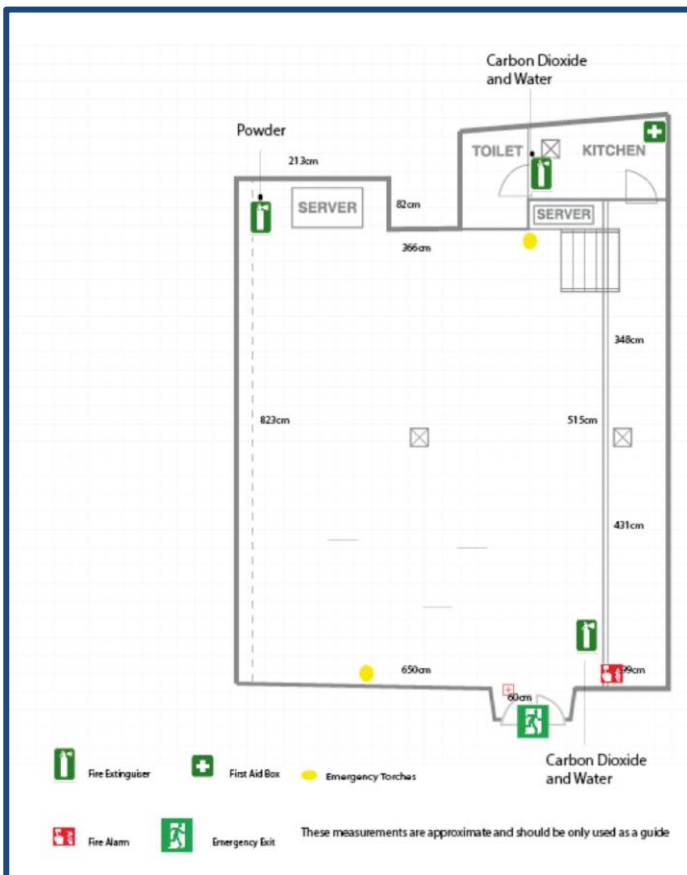
## VIEWING

KALMARs COMMERCIAL

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