



BERMONDSEY SQUARE



BERMONDSEY LONDON SE1 3UN
6,016 SQ FT - 559 SQM

15 BERMONDSEY SQUARE

LOCATION The property is situated in the heart of Bermondsey. Bermondsey Square, is its own community with Antiques Market, Shops, Boutique Hotel, Independent Cinema and street traders. In addition Bermondsey Street, home of the White Cube Art Gallery and numerous shops and restaurants is located nearby. Transport links are excellent – both London Bridge (Jubilee Line, Northern Line and British Rail) and Borough Underground Station (Northern Line) are located equidistant from the property.



**STUNNING
FULLY FITTED
OFFICES
TO LET**

**6,016 SQ FT -
559 SQM**

**UP TO
94 DESKS**



ACCOMMODATION 15 Bermondsey Square is located in the heart of the Square. These 1st floor fully fitted creative hub offices have the benefit from Grade A space with raised floors, fully air conditioned, concrete high ceilings, with exposed M & E and exceptional natural light. The space is currently laid out to provide open plan desks for up to 94 staff, boardroom, meeting rooms, phone booths, tea point, break out area, fully fitted kitchen and shower facilities.

LEASE The office is available by way of an assignment of our client's Lease for a term to expire 25 November 2025, benefitting from **two break options on the 25 December 2020 and 25 December 2022 respectively**. The lease also has a rent review on 31 January 2021. The lease is excluded from the Landlord and Tenant Act 1954.



APPROXIMATE COSTS

1st FLOOR
6,016 SQ FT 559 SQM

RENT
£240,640 £40 SQ FT

BUSINESS RATES PAYABLE
£78,200 £13 SQ FT

SERVICE CHARGE
£77,500 £12.80 SQ FT












TOTAL INCLUSIVE COST

PER ANNUM
£396,340

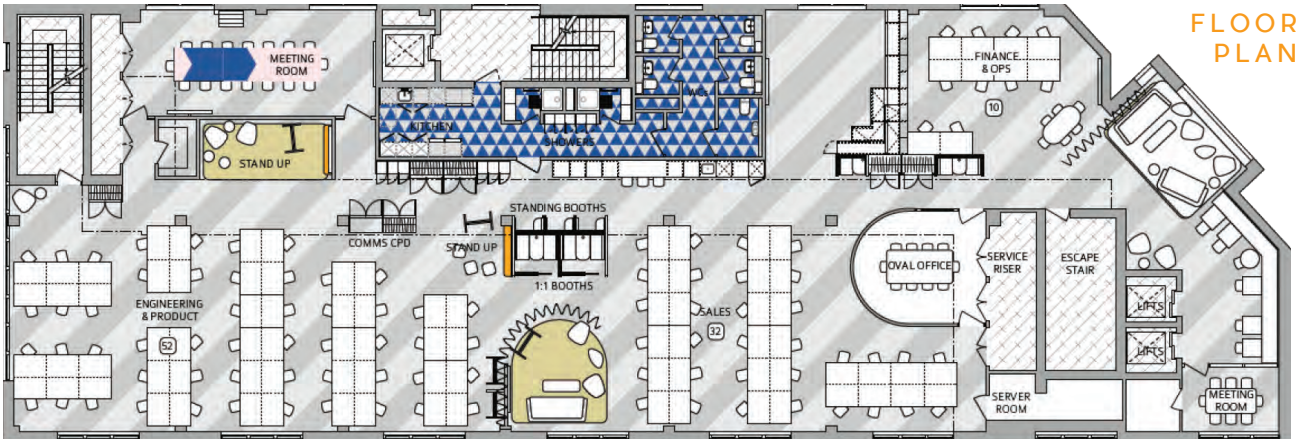
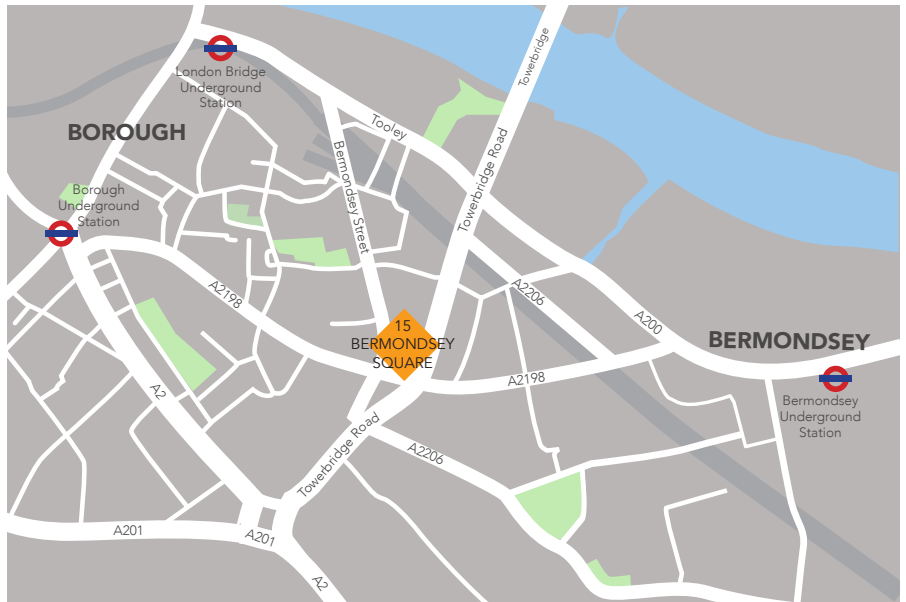
PER MONTH
£33,000

PER DESK
£350

AMENITIES

-  EXCEPTIONAL NATURAL LIGHT
-  2 PASSENGER LIFTS
-  HIGH CEILINGS
-  SHOWER FACILITIES
-  SUSPENDED LED LIGHTS
-  TOILET FACILITIES
-  AIR CONDITIONED
-  RAISED FLOORS
-  BIKE STORAGE
-  1 GIG FIBRE INTERNET CONNECTIVITY / WIFI
-  MANNED RECEPTION / COMMISSIONAIRE

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Viewings strictly by appointment through agents:

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