

FIRST FLOOR OFFICE TO LET

862 SQ FT (80.8 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



UNIT 4, UNITY WHARF
LONDON, SE1 2BH

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LOCATION

The office is located just off 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 café. The office is a short walk from Bermondsey station (Jubilee line) (0.6miles) and provides quick access to London Bridge Station which offers direct routes to the City, West End and South. Tower Hill (Circle and District Lines) is situated just over Tower Bridge (approximately 0.9mi).

TENURE

This will be a new flexible lease granted directly from the landlord.

VIEWING

By appointment through sole agent.

CONTACT

KALMARs COMMERCIAL

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DESCRIPTION

This open plan, first floor character office is situated within Unity Wharf, Mill Street, SE1. Formerly a Victorian seed warehouse, the building was converted in the early 1990s and now comprises both commercial and residential suites set around two enclosed atriums. The office features exposed brickwork and timber beams and benefits from large windows offering considerable natural light to the space. The suite also contains a kitchenette, WC and lift access. Connection points for up to 20 computers are available. The unit is available immediately. EPC rating D.

COSTS

Business Rates— approx. £8,388 per annum (2018)
(£11.93 per sq ft)

Service Charge – approx. £7,912 per annum (£9.18 per sq ft)

VAT – No VAT payable

Legal Costs – Each party is responsible for their own legal costs incurred throughout this transaction.

RENT

£34,480 per annum (£40 per sq ft)



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