

# NEW COMMERCIAL UNITS TO LET / FOR SALE

1,000 - 18,954 SQ FT (1,760 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



**151 TOWER BRIDGE ROAD, BERMONDSEY, LONDON  
SE1 3JE**

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## LOCATION

The property is located on Tower Bridge Road linking directly to Bermondsey Street via Newhams Row. Bermondsey Street has developed a brand for creative businesses, excellent restaurants and a vibrant evening trade, among cultural destinations such as the White Cube Gallery. The area has benefitted from extensive regeneration, with a further provision of over 1,900 new homes and around 25,000 new jobs planned by 2026.

The units are found within a pedestrianized area which will also include an aparthotel and gym among the surrounding offices, restaurants and retail.

## RENT

- £45psf per annum.

## PRICE

- On application.

## TENURE

Either a new lease direct from Landlord for a term to be agreed or selling on a 999-year lease at a nominal ground rent.

## COSTS

Rateable Value – The rateable value is yet to be determined.

Service Charge – The service charge is yet to be confirmed.

Legal Costs – Both sides will be responsible for their own legal costs.

## AMENITIES

Modern services to conveniently situated capped off points with provision for air-conditioning and extraction risers.

## DESCRIPTION

The commercial units available measure 18,954 sq ft in total. All units allow for office, shop and restaurant use. A separate gym is also included within the portfolio.

Divided into 5 separate units which comprise basement, ground and first floor levels, the units are available in shell and core condition. The landlord is willing to fit out by separate arrangement.

## ACCOMODATION SCHEUDLE:

Unit	Sq. Ft			Total
	Bsmnt	Grnd	1st	
Office 1	1,945	2,700		4,645
Office 2		200	1,755	1,955
Office/ Retail 1		2,524		2,524
Office/ Retail 2		3,111		3,111
Gym	6,181	538		6,719
Total				18,954

## VAT

VAT will be applicable on the property.

## POSSESSION

Occupation expected in Q2 2020.

## CONTACT

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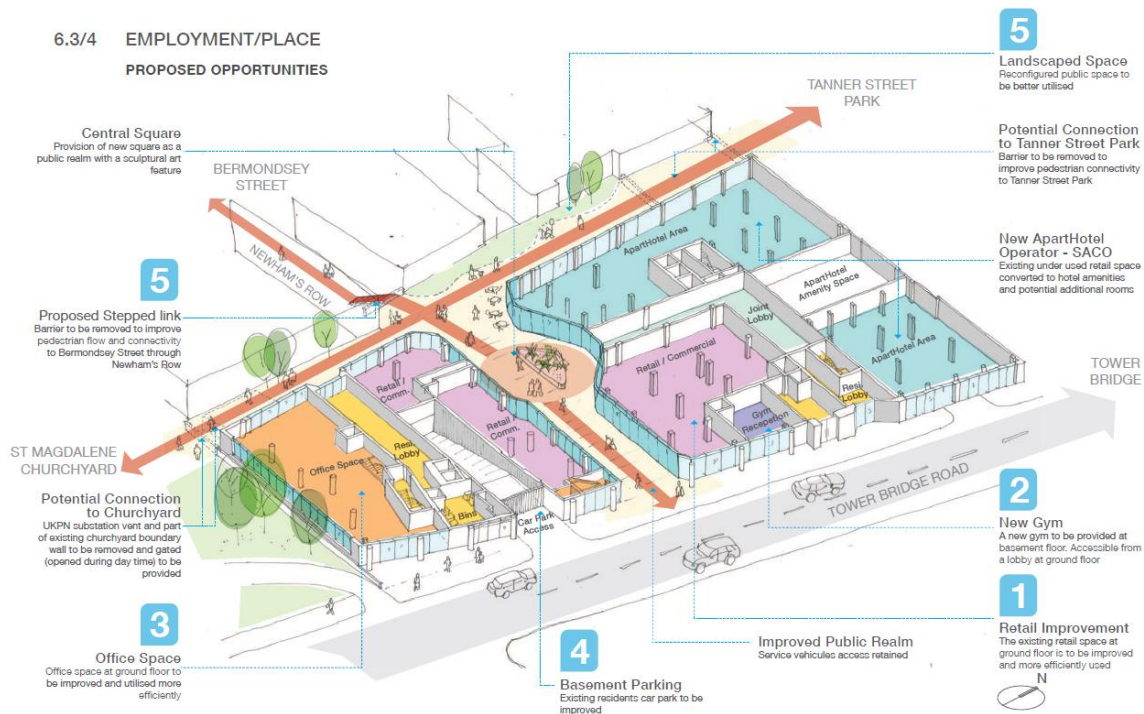
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## DIAGRAM OF PEDESTRIANISED AREA



## COMPUTER GENERATED IMAGE OF PEDESTRIANISED AREA



## MAP



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