

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 cafe's. The office is a short walk from Bermondsey Station (Jubilee Line) (0.6mi) 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 1990's and now comprises of 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 to be confirmed.

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

£38,800 per annum (£45 per sq ft)



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All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.