

FIELD & SONS

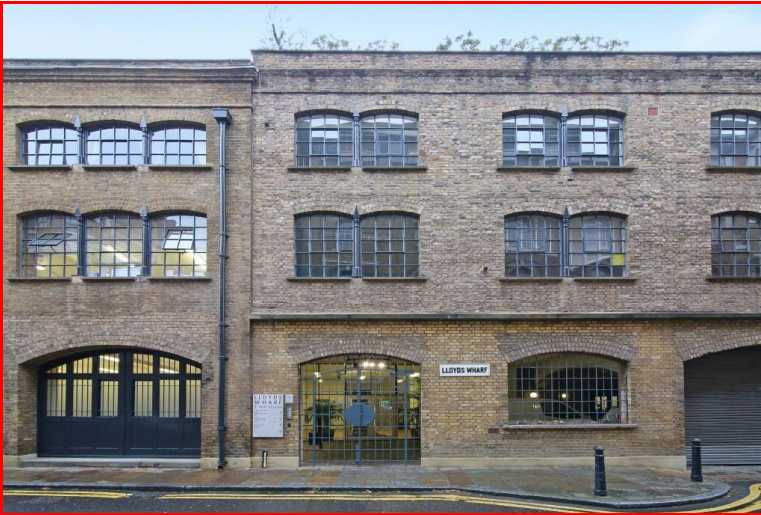
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

CONVERTED WAREHOUSE OFFICE SUITE TO LET



**UNIT 1
2 LLOYDS WHARF
MILL STREET
LONDON SE1 2BD**

**APPROX. 2,350 SQ FT
(218.3 SQM)**

LOCATION

Lloyds Wharf is located on Mill Street, just to the north of the junction with Jamaica Road.

London Bridge station, Bermondsey Underground (Jubilee line) and Tower Bridge are all within walking distance. The neighbouring Shad Thames area provides a vibrant mix of high quality residential and office accommodation, together with a variety of restaurants, bars and retail outlets.

Between the premises and London Bridge is the 'morelondon' campus whose occupiers include : Ernst & Young, Norton Rose, PWC and the Greater London Authority.

DESCRIPTION

Unit 1 comprises a first floor self-contained office suite forming part of this attractive converted period warehouse building.

Arranged as two inter-connected open plan spaces, creating a 'L' shaped office suite plus small partitioned meeting/private room, fully equipped kitchen with breakfast bar and two w.c.s.

Access is via the communal atrium off Mill Street, with stairs leading to the upper floors.

The approximate overall net internal floor area is 2,350 sq ft (218.3 sqm).



UNIT 1, 2 LLOYDS WHARF, MILL STREET, LONDON SE1

AMENITIES

The specification for the Unit includes :

- Heating/cooling cassettes
- Wood flooring throughout
- Perimeter trunking
- Ceiling mounted Cat. II lighting
- Original iron columns
- Fully equipped kitchen area
- Two demised w.c.s
- Small private meeting room

TERMS

New lease available on terms by negotiation.

RENT

£86,000 per annum, exclusive of all outgoings.
VAT is applicable.

SERVICE CHARGE

Approx. £22,154 for the year 2017/18.

BUSINESS RATES

The Rateable Value is £64,500 and therefore the full rates payable for the year 2018/19 will be approx. £31,798.

VAT

VAT applicable to the rent and service charge.

ENERGY PERFORMANCE

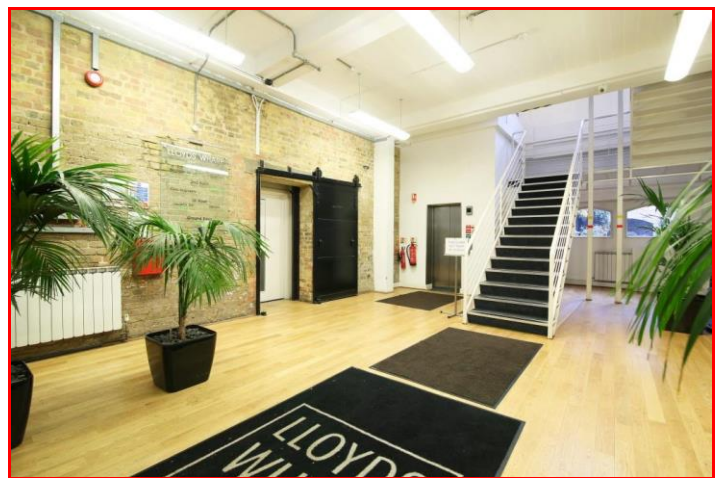
EPC Asset Rating = 61 (Band C).

FURTHER DETAILS

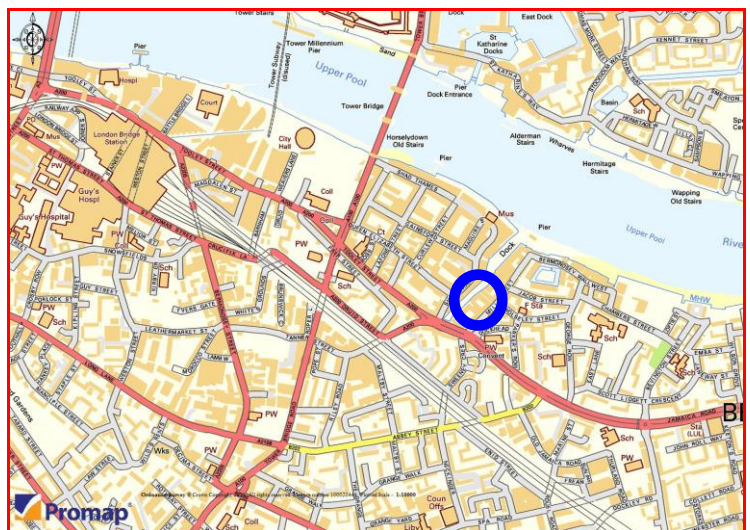
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LLOYDS WHARF –LOCATION PLAN



Important Notice

The Joint Agents for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of The Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.