

High Quality Office Space
Fully Fitted & Furnished - Available To Let



3rd floor – 2x units available, either together or separately

Unit A7 – 2,833 Sq. ft

Unit B7 – 605 Sq. ft

3,438 Sq. ft

LOCATION

Hatcher's Yard is located just off Bermondsey Street, one of the South Bank's most vibrant and attractive streets with a huge variety of eateries, cafes, restaurants, and coffee shops.

The area is well served by public transport with London Bridge station within an easy walking distance and numerous bus routes operating within the immediate vicinity.

DESCRIPTION

High quality self-contained office space with a modern specification throughout, high vaulted ceiling, fitted kitchenette, multiple meeting rooms, break out space, private WCs, private and communal shower facilities, a secure gated communal courtyard and bike storage. **Furniture as shown in the imagery and plans can be included.**



HATCHER'S YARD 9 TANNER STREET LONDON SE1 3LE





HATCHER'S YARD 9 TANNER STREET LONDON SE1 3LE

AMENITIES

- Fully furnished
- Fitted kitchen and break out space
- Private meeting rooms
- Air conditioning
- Self-contained offices
- Passenger lift
- Communal courtyard
- Bike racks
- Private and communal shower
- Demised WCs

TERMS

An assignment of the existing lease for a term until Jan 2027, with a tenant break option in Jan 2025,
A new sub-lease for a term to expire in Jan 2025,

Or

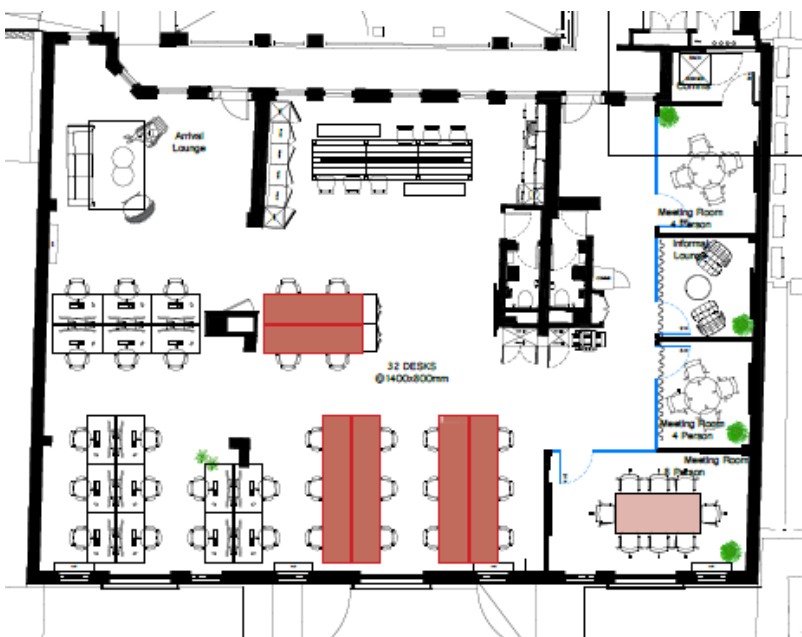
A new lease, directly from the Landlord for a term to be agreed.

AVAILABILITY

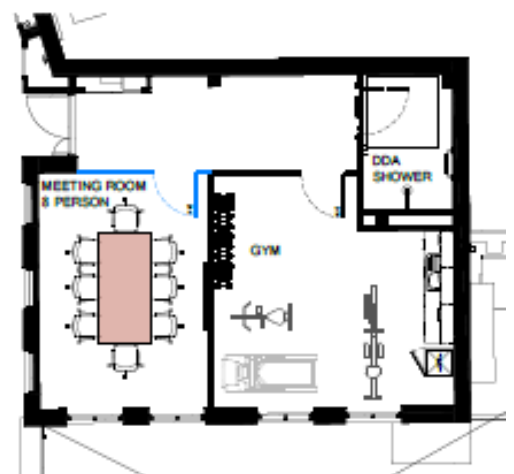
Floor	Size (Sq. ft)	Rent (Per Sq. ft)	Rates - 2023 (Per Sq. ft)	Service Charge (Per Sq. ft)	Total Per Annum	Total Per Month
UNIT - A7	2,833	£67.50	£16.23	£5.73	£253,440.18	£21,120
UNIT - B7	605	£67.50	£16.23	£5.73	£54,123.30	£4,510.27
Total	3,438	-	-	-	£307,563.48	£25,630.29

FLOOR PLANS

UNIT – A7



UNIT – B7





HATCHER'S YARD 9 TANNER STREET LONDON SE1 3LE





HATCHER'S YARD 9 TANNER STREET LONDON SE1 3LE



VAT

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Each unit is immediately available either both together or individually.

Viewings by arrangement through sole agents Noble Harris:

Matthew Noble

mnoable@nobleharris.co.uk

07980 991 214

Carl Dobrin

cdobrin@nobleharris.co.uk

07545 077 959

Jake Doffman

jdoffman@nobleharris.co.uk

07904 082 118

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Noble Harris LLP, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.