

# USP.

Unit 4 Black Swan Yard,  
London, SE1 3XW

**Industrial Freehold For Sale  
Off Bermondsey Street**

**5,272 SQ FT**

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## Accommodation

Floor	Availability	Area (sq ft)
Ground Floor	Available	3,965
First Floor	Available	1,307
<b>TOTAL</b>		<b>5,272</b>

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## Amenities

Prime SE1 location	Excellent transport links
Unrivalled local amenities	Roller shutter
Gas central heating	Air conditioned office
Secure yard and parking	24 hour access
Suitable for a variety of purchasers	Male and female WCs
Shower facilities	Separate meeting room





## Description

### A rare opportunity to acquire an industrial freehold in a sought after location

Unit 4 Black Swan Yard provides an exciting opportunity to acquire an industrial freehold just off Bermondsey Street in SE1. Suitable for owner occupiers, developers and investors alike, this unit would suit a variety of different occupiers, with the potential to redevelop subject to achieving any necessary planning consents.

Comprised of ground floor warehousing with first floor offices, as well as a secure yard to the front of the property, for loading and parking multiple vehicles. The ground floor warehousing is open plan, with a pitched roof, concrete slab, roof lights and a roller shutter.

The first floor provides office accommodation with excellent natural light, gas central heating, air conditioning and a kitchenette.

Black Swan Yard is located directly off Bermondsey Street, an area buzzing with creativity and excellent amenities. With unrivalled access into the City and West End, this unit is situated a short walk from London Bridge station.

Unit 4 Black Swan Yard, London, SE1  
3XW

## Further Information

The freehold is available for purchase.

Price	Service Charge
£2,950,000	n/a

Rates	EPC
RV: £83,000	C 61

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### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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