

MILL STREET  
NEW CONCORDIA WHARF

LONDON SE1 2BB

RIB

ROBERT IRVING BURNS





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TO LET

CHARACTERFUL

VICTORIAN

WAREHOUSE CONVERSION CLOSE TO TOWER BRIDGE

3,030 SQ. FT. NIA OVER GROUND FLOOR

OFFICE USE – ALTERNATIVE CLASS E USES WILL BE CONSIDERED  
(SUBJECT TO A SUPERIOR LANDLORD CONSENT)

# LOCATION

Just a stone's throw away from the vibrant Butler's Wharf, the property is nestled in the heart of this historic district. This corner unit is adjacent to the River Thames offering picturesque views.

Positioned in one of London's oldest neighbourhoods, the location boasts an exciting mix of gyms, unique shops, art galleries, and a diverse selection of bars and restaurants.

New Concordia Wharf is located on Mill Street. The opportunity is a short walk to Bermondsey station (0.6 miles) which provides access to the Jubilee line and London Bridge station (0.9 miles) offering direct routes to the City, West End and South.



The Ivy



Flour & Grape



The Bridge Theatre



Rosa's Thai



The Coal Shed



Dixon Hotel



White Cube Gallery

# LOCAL OCCUPIERS & AMENITIES

## PUBS AND BARS

- |                         |                        |
|-------------------------|------------------------|
| 1 Marquis of Wellington | 6 London Beer Factory  |
| 2 The Woolpack          | 7 The Horniman at Hays |
| 3 Flour & Grape         | 8 The Vault 1894       |
| 4 The Dean Swift        | 9 The Kings Arms       |
| 5 Anchor Tap            | 10 Nine Lives Bar      |

## RESTAURANTS

- |                              |                             |
|------------------------------|-----------------------------|
| 1 Flat Iron                  | 8 Browns Brasserie          |
| 2 Restaurant Story           | 9 Butler's wharf Chop House |
| 3 Jose                       | 10 The Real Greek           |
| 4 The Coppa Club             | 11 Gunpowder Tower Bridge   |
| 5 The Ivy - One Tower Bridge | 12 Rosa's Thai Café         |
| 6 The Coal Shed              | 13 Provisioners Restaurant  |
| 7 Le Pont de la Tour         | 14 Legare                   |

## CAFÉS

- |                  |                    |
|------------------|--------------------|
| 1 The Watchhouse | 5 Starbucks        |
| 2 Casse Croute   | 6 Honk Coffee Shop |
| 3 Hej Coffee     | 7 Caffè Paradiso   |
| 4 KKiss Desserts | 8 Fcukoffee        |

## HOTELS

- |                              |
|------------------------------|
| 1 Dixon Hotel                |
| 2 The Lalit                  |
| 3 Hilton London Tower Bridge |
| 4 Shangri La                 |

## CULTURE

- |                      |
|----------------------|
| 1 Kino Cinema        |
| 2 White Cube Gallery |
| 3 The Bridge Theatre |
| 4 Tower of London    |
| 5 Tower Bridge       |

## CONVENIENCE

- |                     |
|---------------------|
| 1 Sainsbury's Local |
| 2 Tesco Express     |

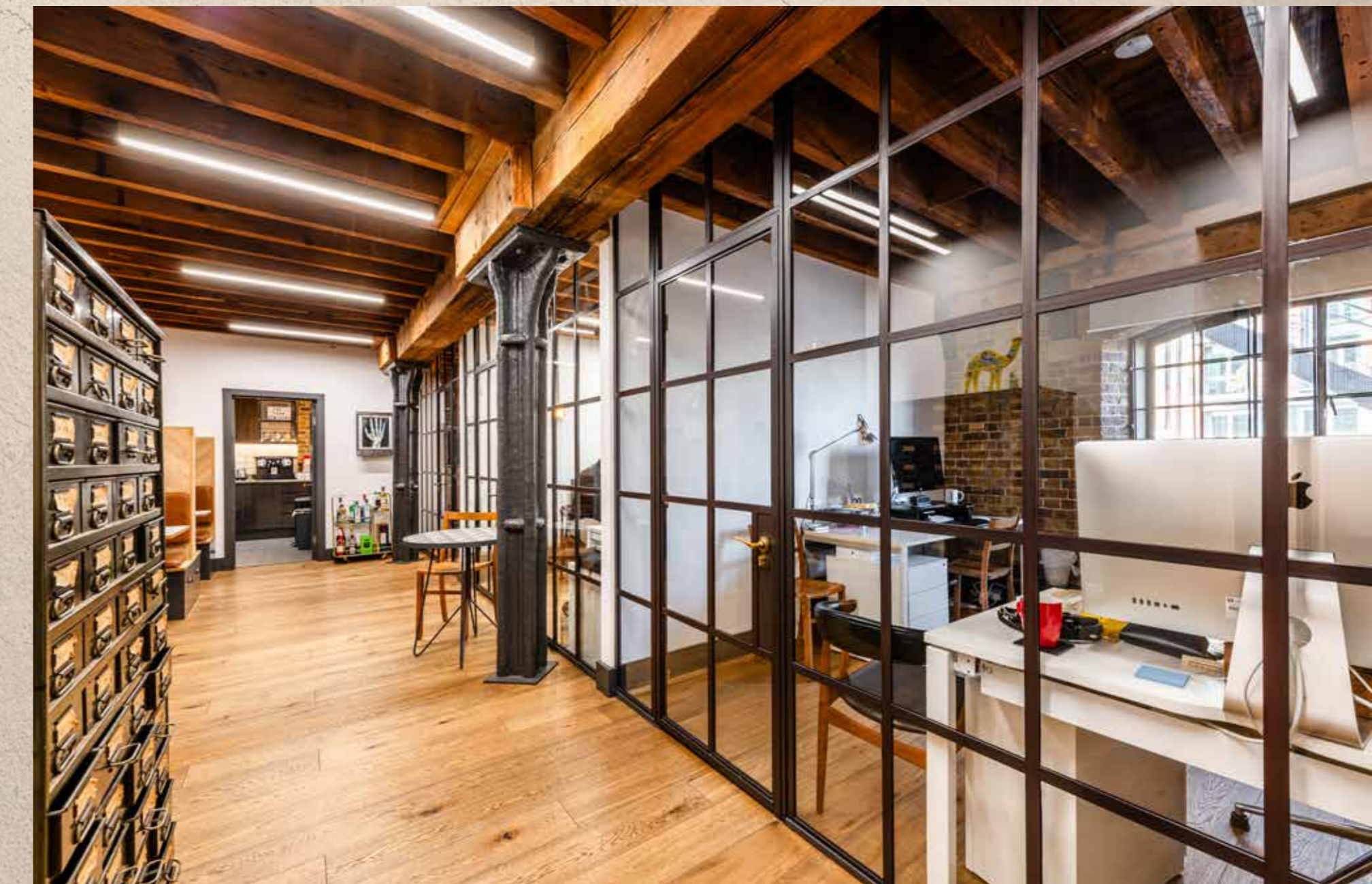


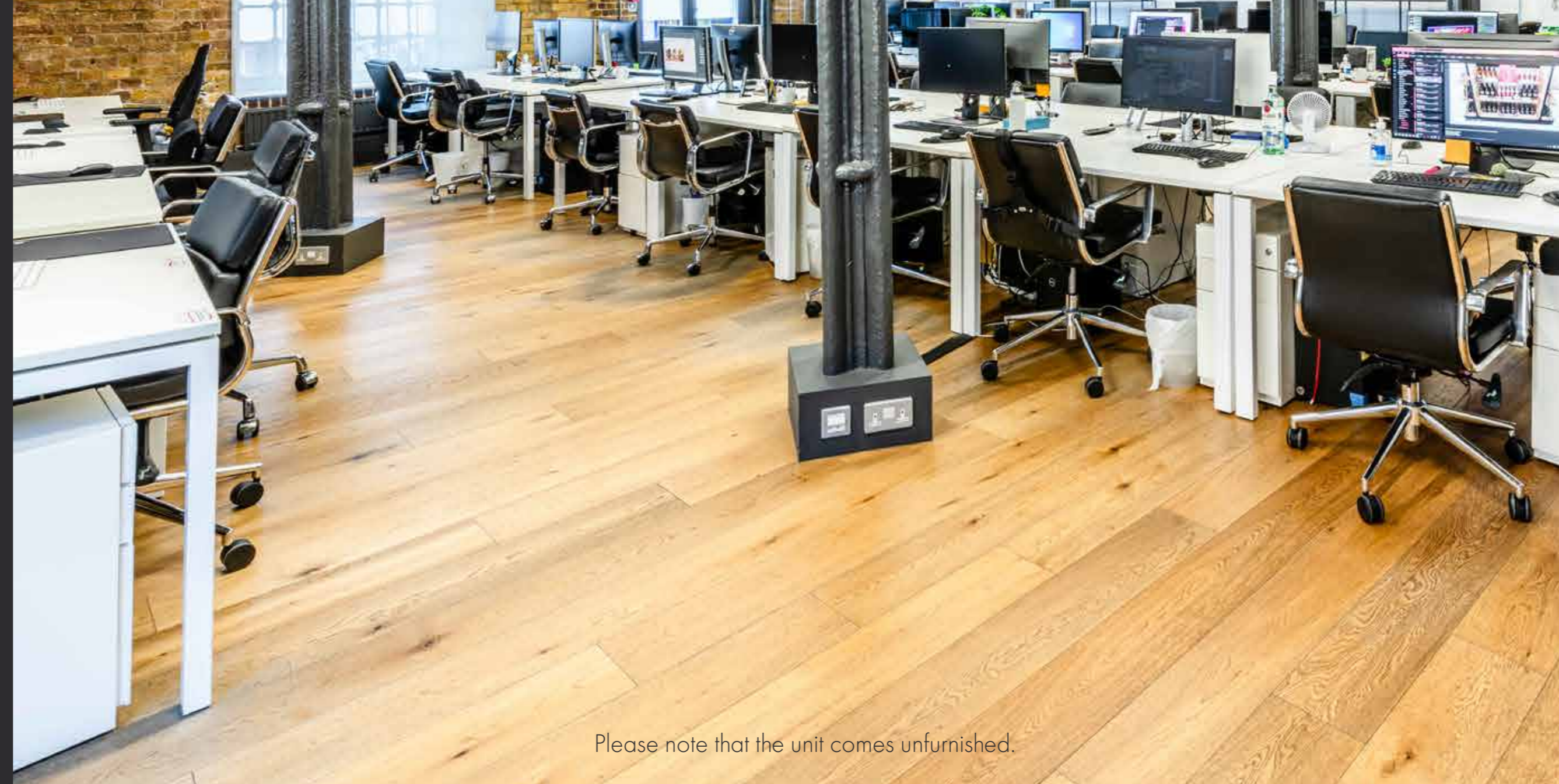
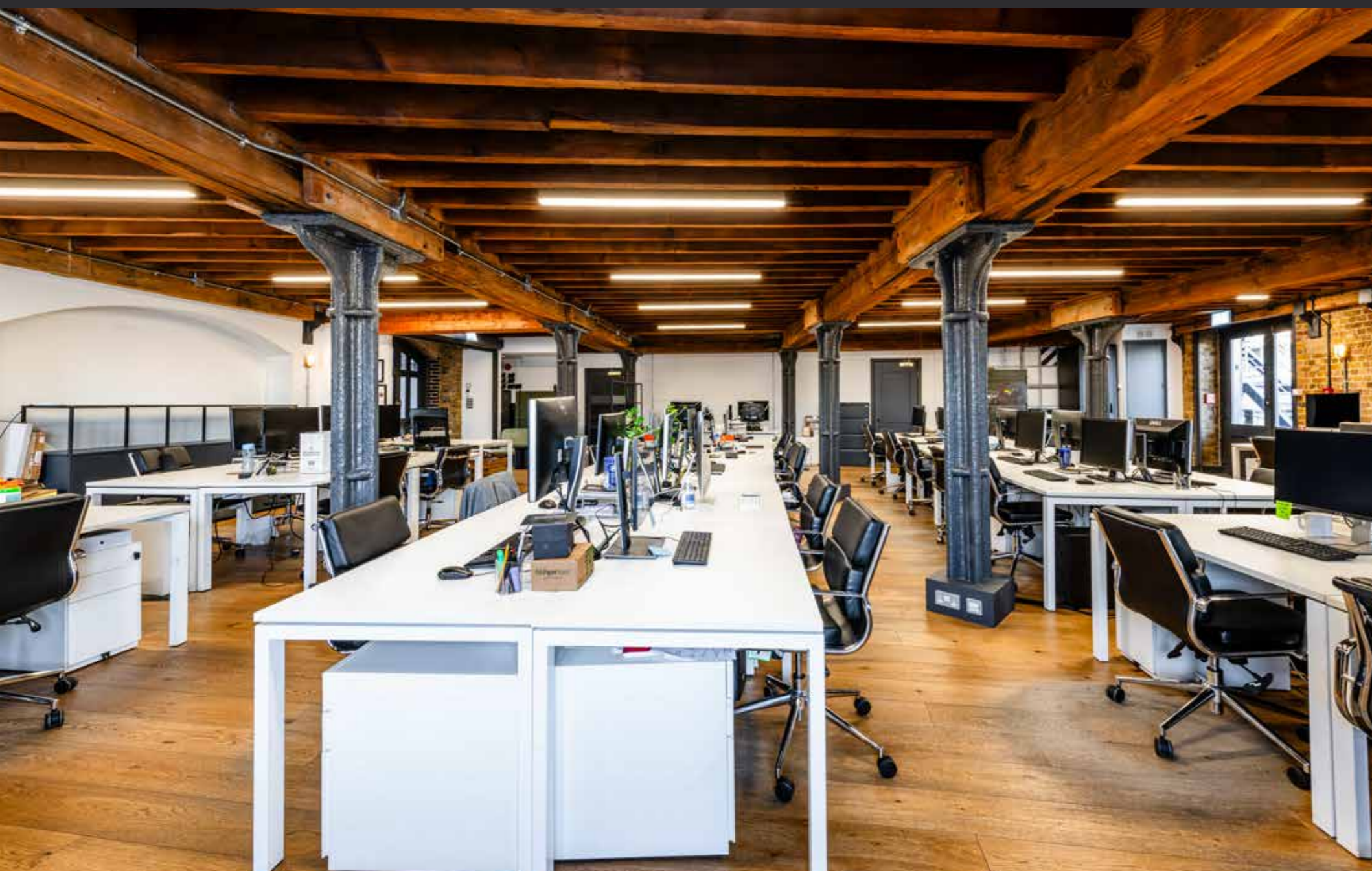
# DESCRIPTION

This expertly fitted ground-floor office suite overlooks St. Saviours Dock, situated within an award-winning Victorian grain warehouse conversion. The unit is primarily open-plan with a crittal meeting room, kitchenette and network cabling. There are wide double doors opening out across the Thames, offering excellent views. The space features original exposed brick walls, exposed beams, hardwood floors and one parking space.



Please note that the unit comes unfurnished.





Please note that the unit comes unfurnished.





Please note that the unit comes unfurnished.



# FLOOR PLAN

Not to scale.



GROUND FLOOR 3,030 SQ.FT

# FINANCIALS

## FLOOR

## GROUND FLOOR

Size (sq. ft.)

3,030

Quoting Rent (p.a.) excl.

£130,000

Estimated Rates Payable (p.a.)

£38,400

Service Charge (p.a.)

£8,307

**Estimated Occupancy Cost excl. (p. a.)**

**£176,707**

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLAN

Scaled floor plan available on request.

## VIEWINGS

Strictly through Robert Irving Burns.

NEW  
CONCORDIA  
WHARF

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2024.