



## Unit 6

St. Saviours Wharf, London, SE1 2BE

**Industrial Style Studio/Office  
Space Located a few mins  
walk from Tower Bridge.**

**604 sq ft**  
(56.11 sq m)

- Private Jetty Area
- Manned Reception
- Fully Furnished
- Self-Contained Ground Floor Unit
- 0.5 miles from Bermondsey Underground Station
- Recently Renovated
- Internal Meeting Room
- Private Kitchen & WC's

# Unit 6, St. Saviours Wharf, London, SE1 2BE

## Summary

<b>Available Size</b>	604 sq ft
<b>Rent</b>	£25,370 per annum
<b>Rates Payable</b>	£8,607.75 per annum
<b>Rateable Value</b>	£17,250
<b>Service Charge</b>	£5,000 per annum Building Insurance Included
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A ground floor studio/office to rent located in Bermondsey. The Class Use E property is situated within a shared building benefitting from a manned reception and private jetty area. Included in the space is a glass-partitioned meeting room/cellular office, with great views of the river and comes fully furnished. Access is provided through a well-presented gate on Mill Street which externally leads to the unit itself. It is available to rent immediately.

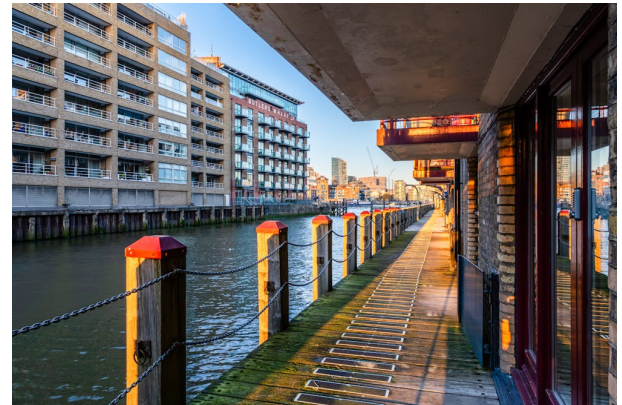
## Location

The studio/office is situated in St Saviours Wharf on Mill Street, SE1. Positioned at a distance of half a mile from Bermondsey Station (approximately a 9-minute walk) and 0.8 miles from London Bridge Station (approximately a 15-minute walk), the property offers seamless connectivity to the City, West End, and Canary Wharf areas within minutes. Within this vicinity, access to the Jubilee and Northern underground lines, as well as Southern, Thameslink, and Southeastern train lines, is readily available. St Saviours Wharf is also conveniently located near the recently operational Elizabeth Line, which commenced services on May 17, 2022.

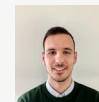
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Total year
Ground	604	£25,370 /annum	£8,607.75 /annum	£5,000 /annum	£38,977.75
<b>Total</b>	<b>604</b>				<b>£38,977.75</b>



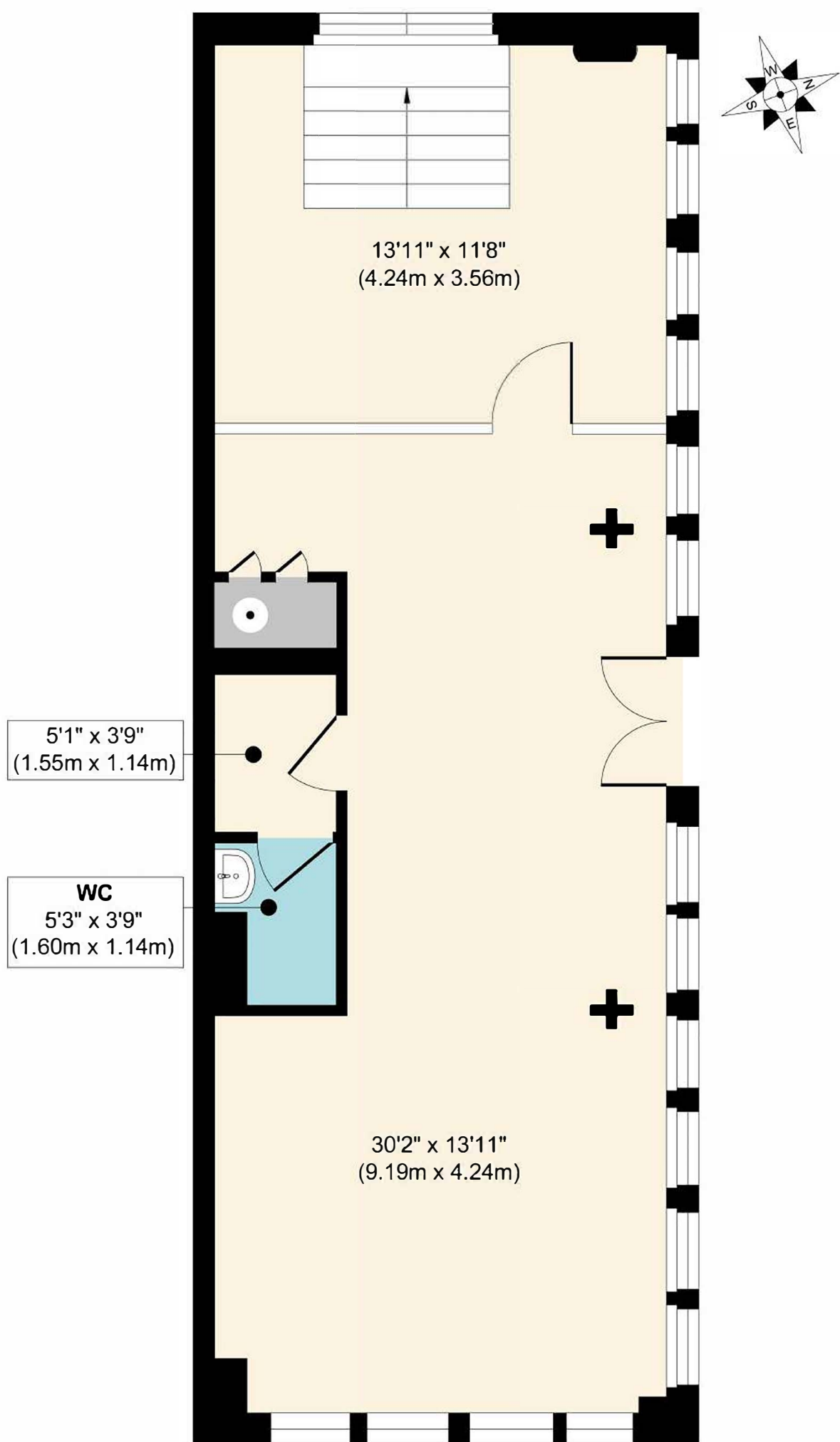
## Viewing & Further Information



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**Ground Floor**

**Approx. Gross Internal Floor Area 604 sq. ft / 56.11 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.