

TO LET

**UNIT 6 BADEN PLACE, CROSBY
ROW, LONDON, SE1 1YW**

2,163 SQ FT (201 SQ M)

KALMARs

COMMERCIAL

020 7403 0600





LOCATION:

Situated just off Crosby Row, a mere 300m from London Bridge Station, this property finds itself in one of London's most vibrant and evolving areas. Boasting stylish bars and restaurants and offers easy access to favored lunchtime destinations, including Borough Market, Bermondsey Street, Flat Iron Square, and Tabard Street food market.



DESCRIPTION:

Available immediately, either through a lease assignment or a new lease from the landlord, this office is positioned on the first floor within a gated courtyard office development. The configuration includes a large open-plan space, currently set up for 41 desks. Upon entry, there is a glass meeting room, and towards the rear, you'll find a kitchenette with a breakout area and a smaller meeting room or office. The space features solid wood flooring, air conditioning, trunking, LED lighting, bicycle bays within the courtyard, and on-site parking, which is available through separate negotiations.





SIZE: 2,163 Sq Ft (201 Sq M)



RENT: £107,310 Lease Assignment



COSTS:

VAT is payable on the rent and service charge.

SERVICE CHARGE: £11,844.48 (2023)

BUSINESS RATES: 38,912 (2023/2024)

LEGAL COSTS: Both parties to pay their own legal costs.

LEASE: Assignment of current lease or new lease on flexible terms available



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



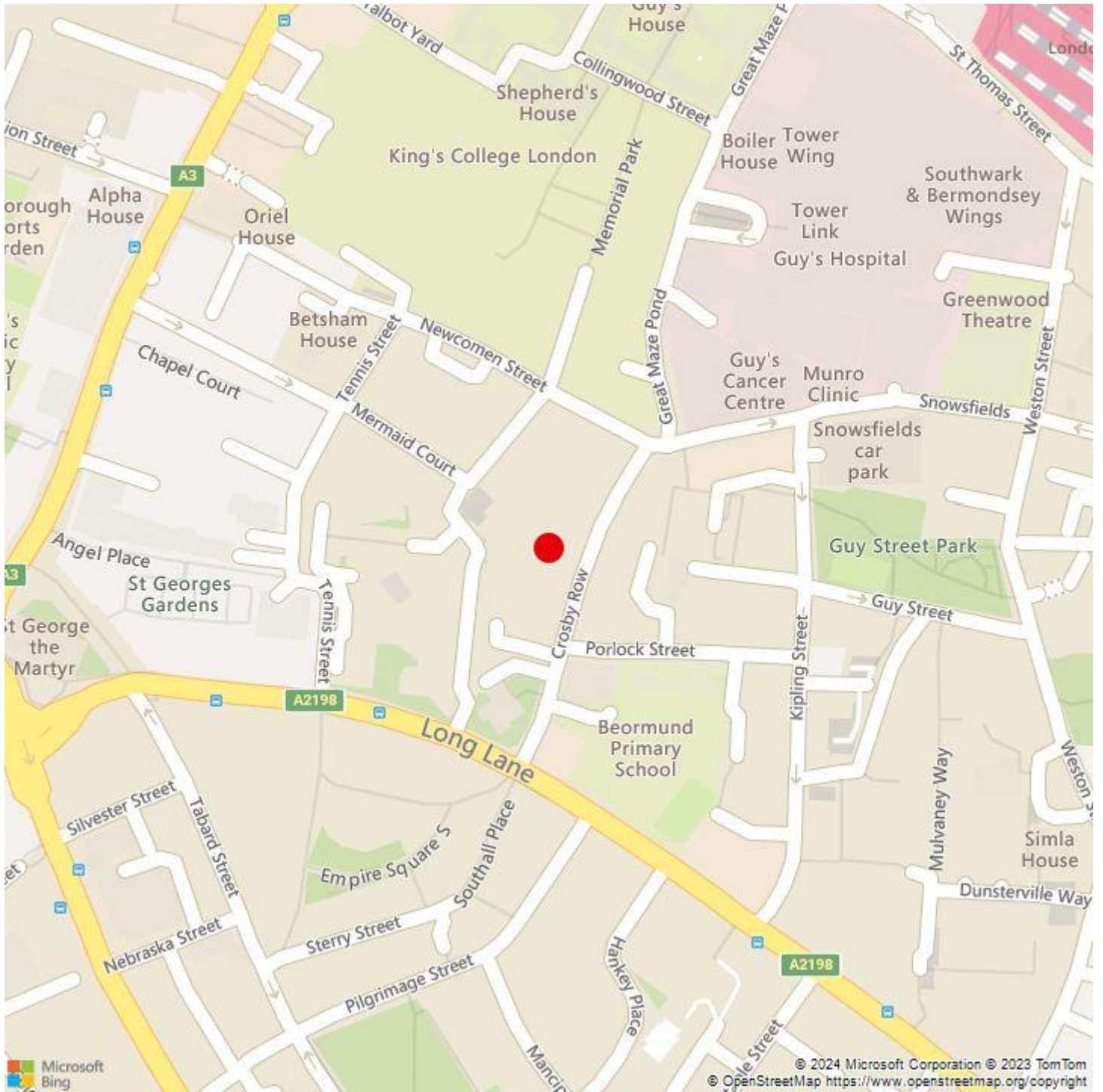
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KALMARs

SOUTH LONDON'S LEADING AGENTS



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FLOOR PLAN



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