

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

REFURBISHED CHARACTER OFFICE TO LET



LLOYDS WHARF, 2 MILL STREET, SE1 2BD APPROX. 1,621 SQ FT (150.6 SQ M)

LOCATION

Lloyds Wharf is located on the western side of Mill Street, just north of the junction with Jamaica Road. The redeveloped London Bridge station, Bermondsey Underground (Jubilee line) and Tower Bridge are all within walking distance and the neighbouring Shad Thames area provides a vibrant mix of high quality residential and office accommodation, together with a variety of restaurant, bar and retail outlets.

Between the premises and London Bridge is the 'morelondon' campus whose occupiers include : Ernst & Young, Norton Rose and PWC.

DESCRIPTION

The available office is located on the ground floor of this attractive Victorian former warehouse building.

Comprises an open-plan office area plus mezzanine level to the rear , two w.c.s and separate kitchen.

Fully self-contained with own entrance direct from Mill Street, together with an additional doorway from the side passageway.

The approximate floor area is 1,621 sq ft (150.6 sq m).

LLOYDS WHARF, MILL STREET, SE1

AMENITIES

Recently fully refurbished in contemporary style, amenities include:

- Heating/cooling cassettes
- Surface mounted data & electric trunking
- Vinyl wood effect flooring throughout
- Suspended LED lighting
- Retained period features
- Separate kitchen
- Two w.c.s

TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

RENT

£48,500 per annum, exclusive of all outgoings.

BUSINESS RATES

Approx. £26,368 payable for the year 2023/24 (the Rateable Value being £51,500).

SERVICE CHARGE

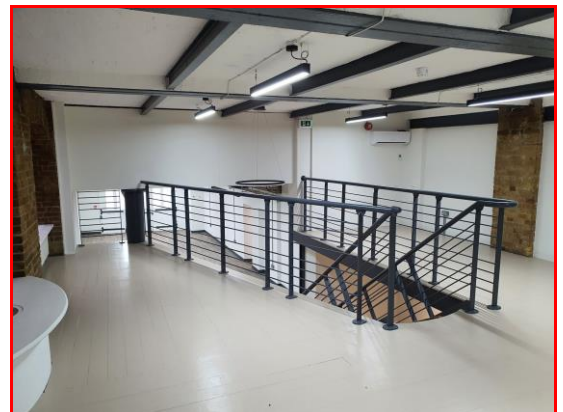
Approx. £6,065 per annum.

VAT

VAT is applicable to rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating : 76 (Band D).



LLOYDS WHARF – LOCATION PLAN



FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.