

FIELD & SONS

COMMERCIAL

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REFURBISHED CHARACTER OFFICE/A3 UNIT FOR SALE OR 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 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. Currently fitted as office but the unit also has consent for restaurant use.

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
- Dual office/restaurant use

PROPOSAL

The unit is offered for sale by way of the 125 year long leasehold from June 1986, with a fixed ground rent of £50 per annum.

Offers are sought in excess of £950,000.

OR

To let by way of a new flexible lease.

Rent £48,500 per annum, exclusive of all outgoing.

VAT is applicable to price and rent..

BUSINESS RATES

Approx. £28,119 payable for the year 2024/25 (the Rateable Value being £51.500).

SERVICE CHARGE

Currently approx. £9,381 per annum.

ENERGY PERFORMANCE

EPC Asset Rating : 76 (Band D).

FURTHER DETAILS

For further details please contact :

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LLOYDS WHARF – LOCATION PLAN



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