

ROPEWORKS

1ST FLOOR OFFICE SPACE FOR SALE / TO LET - 41A MALTBY STREET, LONDON SE1 3PA



OFFICE FOR SALE / TO LET

SIZE: 7,011 sq ft of newly refurbished office accommodation

SALE PRICE £3.4M: (Exc of VAT) for a 999 year leasehold

RENT: £33psf (VAT will be charged on rent)
on flexible lease terms direct from landlord

RATES: £13psf (approx.)

SERVICE CHARGE: £2.50psf

LEGALS: Both parties to pay their own legal costs



CGI for illustrative purposes only.

DESCRIPTION

A self-contained office set on the first floor, comprising newly refurbished open-plan media style space in a recently built mixed-use building. Includes air conditioning, a purpose-built comms room, raised floors, balcony, fibre, DDA compliant lift.



SPECIFICATION

- Glazed full height windows to front and smaller windows to rear
- Air conditioning and LED lighting
- New kitchen
- Modern WC's (including 1 DDA compliant) and shower facilities
- DDA compliant lift
- Some car parking and bike storage available



FIRST FLOOR



THE SHARD

SHAD THAMES

HMS BELFAST

ST KATHARINE DOCKS

LONDON BRIDGE
STATION

BOROUGH MARKET

TOWER BRIDGE

ROPEWORKS

AERIAL VIEW LOOKING NORTH

01



02



03



LOCATION

Positioned amongst the vibrant amenities of Bermondsey Street and London Bridge, this high-spec office benefits from Maltby Street market immediately next door and Shad Thames, located a short walk away providing a variety of shops, quality restaurants and art galleries.

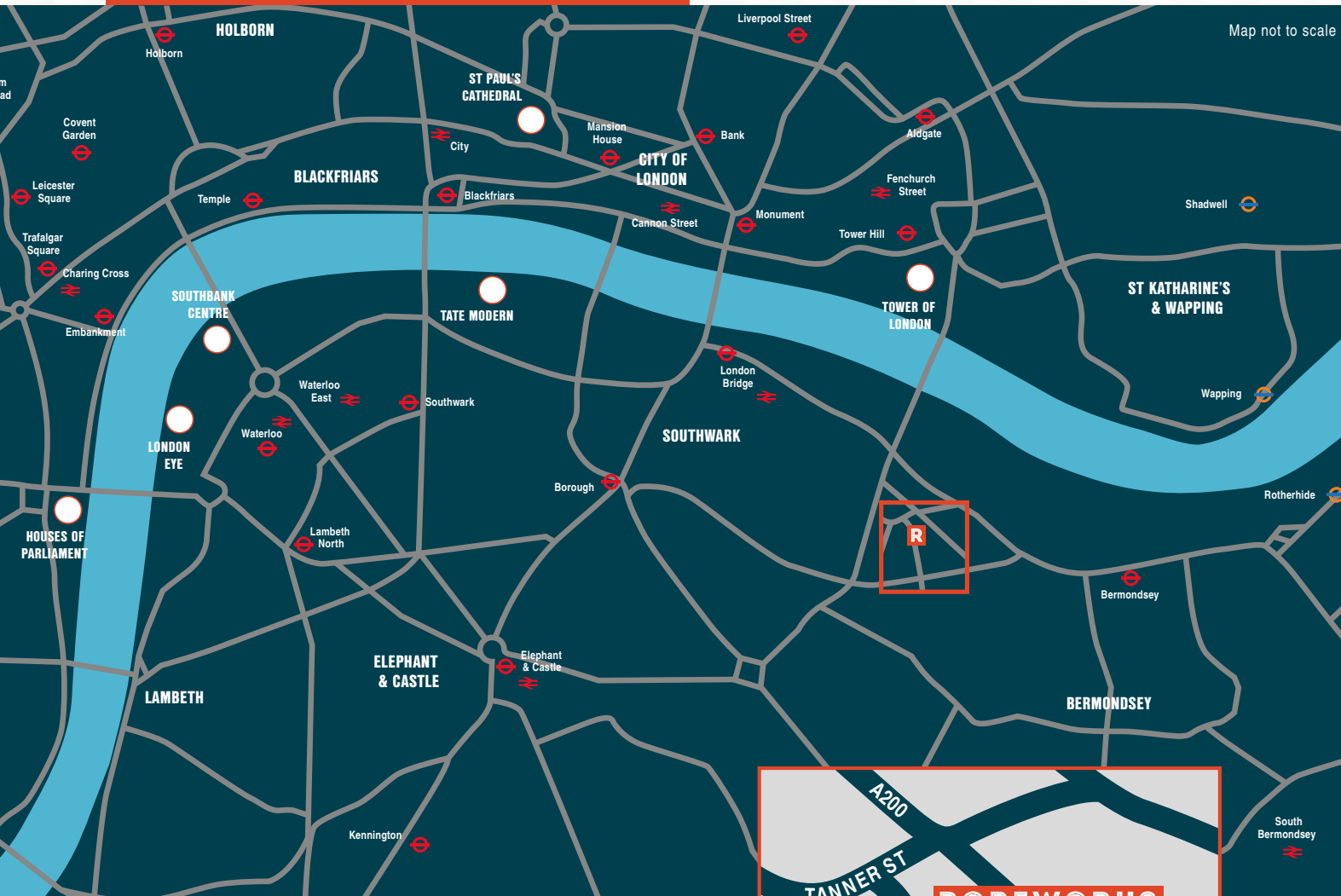
The ongoing regeneration of Bermondsey has attracted an influx of high-profile companies to relocate here over recent years lifting the profile of the area to one of the capital's most sought-after hotspots.

04



05





Map not to scale

PERFECTLY LOCATED

LONDON BRIDGE  10 mins



- Croydon 15 mins
- Blackheath 17 mins
- Sevenoaks 24 mins
- Orpington 25 mins

BERMONDSEY  12 mins



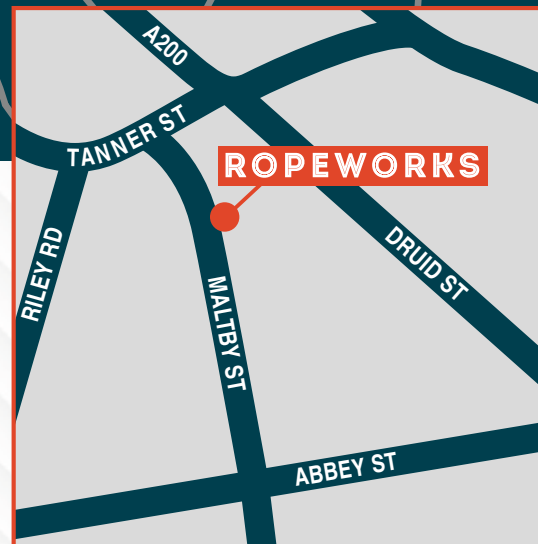
- Canary Wharf 3 mins
- Waterloo 5 mins
- Green Park 8 mins
- Stratford 15 mins

BOROUGH  19 mins



- London Bridge 3 mins
- Moorgate 5 mins
- Old Street 6 mins
- King's Cross 13 mins

Distance and travel times are approximate and have been referenced from Google Maps, train times are taken from National Railway Enquiries and tfl.gov.uk websites



TRAVEL

London Bridge Station (10mins) and Bermondsey Underground Station (12mins) are both a short walk from Maltby Street, giving access to the Northern and Jubilee Lines, and National Rail overground network. There are dozens of bus routes in and out Bermondsey providing excellent travel connections and journey times.

TENURE

Either to Let on a new lease direct from the landlord or for Sale on a 999 year lease.

RENT: £33psf per annum

SALE PRICE £3.4M (EXC VAT)

VIEWINGS

Strictly by appointment through joint sole letting agents:



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