

ONLY £371 PER
SQFT IN SE1



Ground Floor Unit, Koops Mill Mews, Bermondsey, London SE1 2SH

Commercial unit for sale in Bermondsey, SE1





- Self-contained ground floor commercial unit
- Newly built approx. 8 years ago
- Measures c. 2,650 sqft NIA
- 'E' use class (most recently used as an office)
- Potential for other uses (stpp)
- 6 minute walk to Bermondsey Station
- Guide price: £985,000 VFH (£371 per sqft)

Description

A self-contained ground floor commercial unit, which is located within a gated and cobbled mews just off Abbey Street in SE1.

The wider building comprises a design-led mixed-use development, which was newly constructed approx. 8 years ago. The ground floor commercial unit is self-contained, with access from 3 separate entrances (and therefore providing the option of splitting into smaller units with ease). Further, the unit has windows on all 4 walls, which enables strong incoming natural light from all directions.

The property has most recently been used as an office, and therefore currently benefits from 'E' use class. Within 'E' use class the property could be used for many other purposes, including: leisure, medical and educational. There also appears potential to change the use (subject to obtaining the relevant planning permissions etc).

The space measures circa 2,650 sqft NIA and the layout is mainly open-plan, although there are also 3 small offices, 2 larger boardrooms, and 2 toilets. All internal walls are of stud partitioning though, and therefore the property could be entirely open-plan if required. There are also two demised car parking spaces which come with the unit.

The property is available to purchase virtual freehold (on a 999 year lease) with full vacant possession. Please note the 999 year lease is still to be agreed with the incoming purchaser (ie. the property is owned by the freeholders of the building).

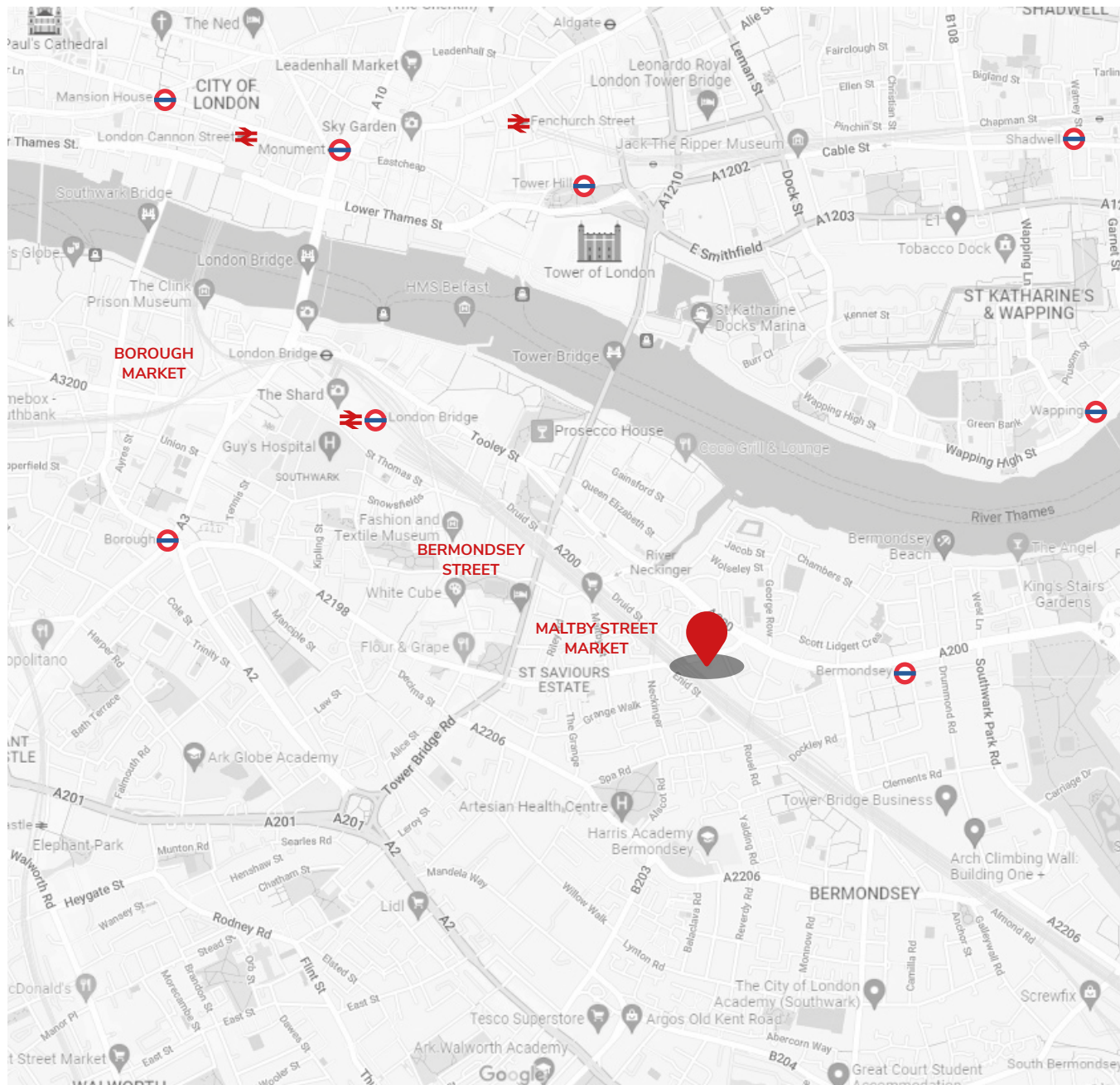
Specification

The accommodation is in good condition throughout and benefits from lots of amenities, including but not limited to:

- Two demised parking spaces
- Air conditioning
- Raised floor
- Underfloor trunking
- CAT 5 cabling
- Fibre optic connectivity
- Suspended ceilings
- LED lighting
- Glass partitioning
- Fitted kitchenette
- Double-glazed windows
- Fire & security alarm system
- Entryphone system



Ground Floor Unit, Koops Mill Mews, Bermondsey, London SE1 2SH



Location

The property is located in Koops Mill Mews, just off Abbey Street (B202), which is in the heart of Bermondsey SE1.

Abbey Street connects to Tower Bridge Road (A100) to the West, and Jamaica Road (A200) to the East. These road links provide easy access to the surrounding areas, namely: London Bridge, Borough, Canada Water, Surrey Quays, Tower Hill and Rotherhithe.

Bermondsey SE1 is popular for its close to Central London position, yet relatively low capital values. The wider area is set to see considerable capital growth over the coming years, with regeneration underway (New Bermondsey – www.newbermondsey.com/) and in nearby Old Kent Road (www.oldkentroad.org.uk/).

The area benefits from many residential Victorian properties which have shot up in value in recent years. Furthermore, the local High Street (a 4 minute walk away) substantiates this even more, with many different independent businesses opening, alongside the existing national ones (including the likes of: Sainsbury's, Tesco, Iceland, TSB Bank and The Post Office).



In terms of public transport, Bermondsey Underground Station is located 0.4 miles (6 minute walk) away. This provides direct access to the Jubilee Line, connecting the area to London Bridge in 2 minutes, London Waterloo in 6 minutes and Bond Street in 10 minutes. In addition to this, both London Bridge and Borough stations are within a mile, which provide access to the Northern (underground) and the Southern, Southeastern and Thameslink (national rail) lines. Numerous buses stop within the immediate area providing further connectivity with ease.



Terms

Guiding £985,000 plus VAT for the virtual freehold property with full vacant possession.

A purchase at the guide price reflects a capital value of £371 per sqft.

Please note the 999 year lease is still to be agreed with the incoming purchaser (ie. the property is owned by the freeholders of the building).

VAT

We understand the property is elected for VAT and therefore this is applicable on the sale price.

Energy Performance Certificate

The property sits within band 'B'. A copy is available upon request. Please note, the property was newly built approx. 8 years ago.

Further Information

Further information including a copy of the floorplan and additional images are available on request.

Viewings

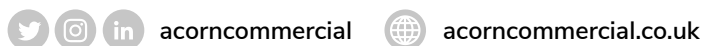
All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

Louis Markham
020 7089 6555

commercial@acorgroup.co.uk



120 Bermondsey Street, London SE1 3TX 020 7089 6555
9 St Marks Road, Bromley, Kent BR2 9HG 020 8315 5454