

The Pavilion

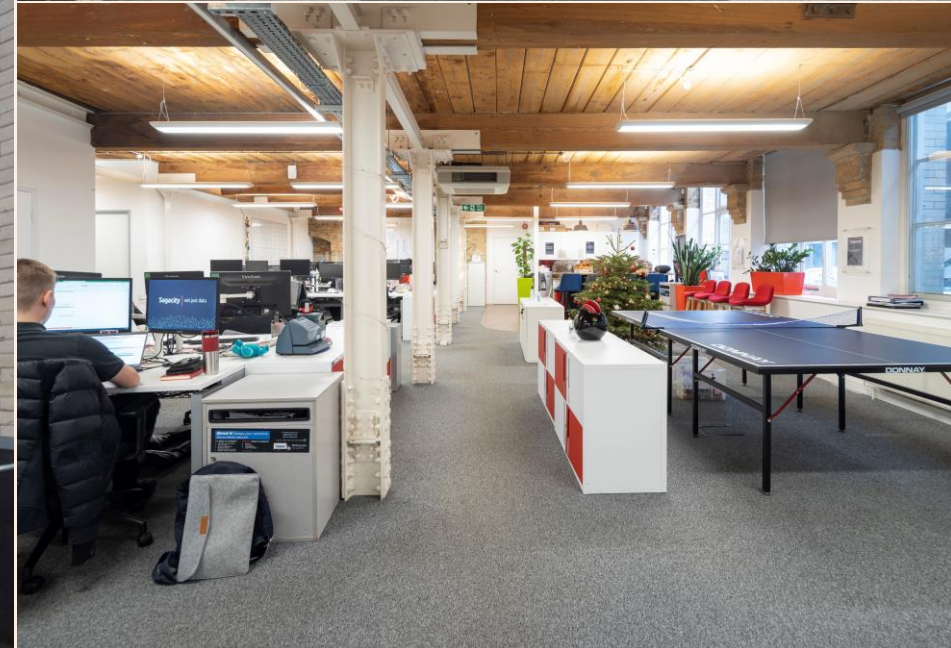
1 Newhams Row,
Bermondsey Street
SE1 3UZ

2,745 – 5,721 sq ft TO RENT

Creative plug & play office space.

Key Points

- Fully fitted offices with furniture
- Warehouse style offices
- Timber ceilings and exposed brick walls
- Raised floor
- Comfort cooling
- Shower and bike racks
- Lift
- Cost effective with short term flexibility
- Ground and Lower Ground floor available together or separately



Description

An attractive former warehouse building with characterful features such as timber ceilings and exposed brick walls. The office space is provided fully fitted with meeting rooms, kitchens and furniture.

The Ground Floor benefits from a 12 person board room, 3 meeting rooms/executive offices, a kitchen/breakout area and over 26 open plan desks.

The Lower Ground Floor benefits from a further 2 meeting rooms, kitchen and breakout area and over 35 open plan desks.

Location

The building is located just off the historic Bermondsey Street, which benefits from a variety of food and beverage amenities such as the tapas bar 'Jose' and the impressive beer garden at The Woolpack. Bermondsey Street is just a short walk away from London Bridge Station.

Availability

Floor	Area (sq ft)	Rent* (per sq ft)	Business Rates (est.)	Service Charge (est.)	TOTAL (per sq ft)
G	2,976	£35.00	£17.54	£7.87	£60.41
LG	2,745	£19.60	£8.76	£7.87	£36.23
TOTAL	5,721	£27.61 (blend)	£13.33 (blend)	£7.87	£48.81

* Passing rent. Cost effective Sub Lease available until March 2024.

Sustainability

The Ground Floor has an EPC rating of C (67).

The Lower Ground Floor has an EPC rating of C (74).

Full details are available upon request.

Terms

Cost effective Sub Lease for a term until March 2024.

Assignment for a term until September 2031, with break options in March 2024 and September 2026.

Contact

Viewings strictly by appointment through sole agents:

Charlie Bruxner-Randall

charlie@rebasegroup.com

+44 7545 958 740

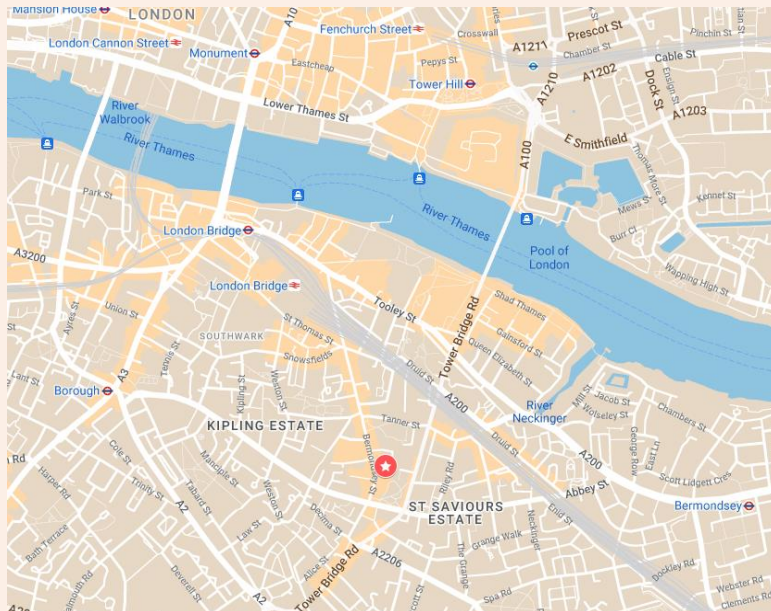
Anna Horan

anna@rebasegroup.com

+44 7585 678 295

Disclaimer:

These particulars are prepared as a general outline for prospective purchases or Tenants and do not constitute nor form part of an offer contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.



Borough



14 min
0.7 miles

London Bridge



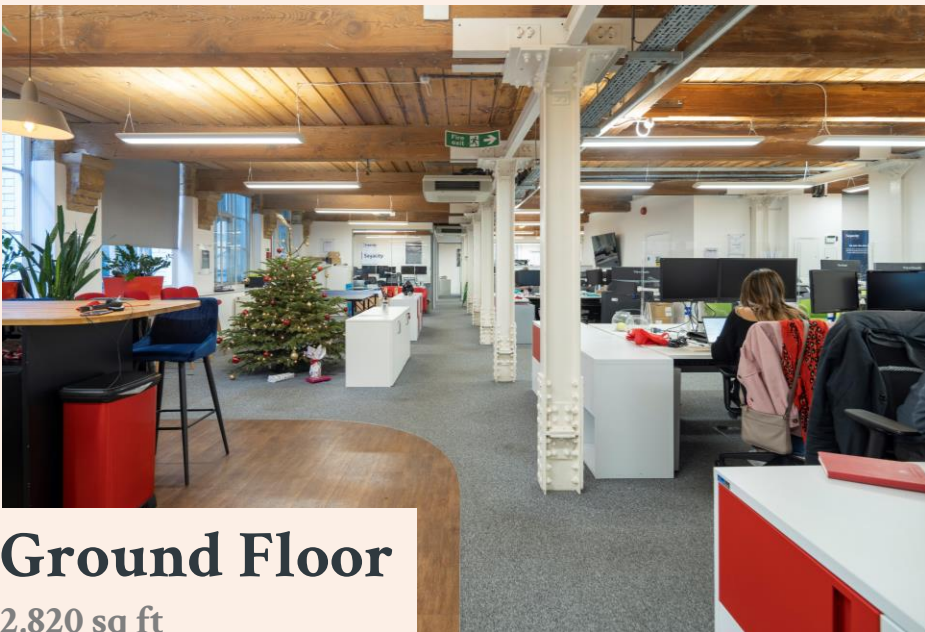
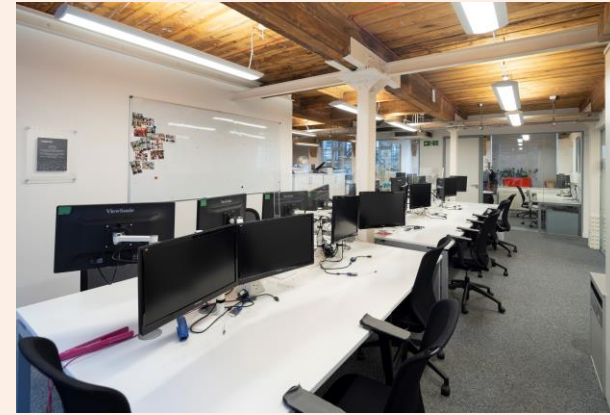
9 min
0.5 miles

Bermondsey

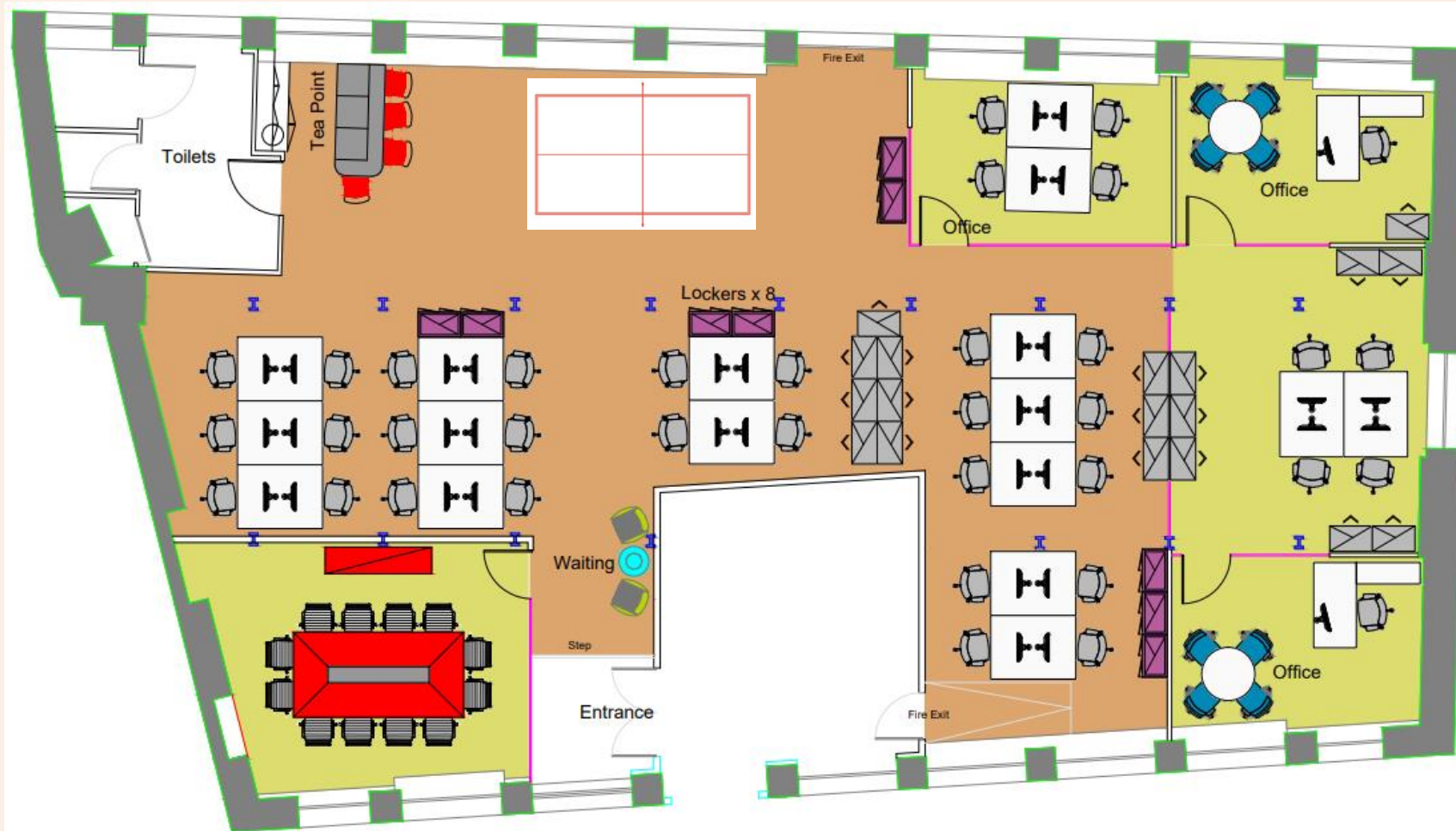


20 min
1.0 miles

rebase.



Ground Floor
2,820 sq ft



Fit Out

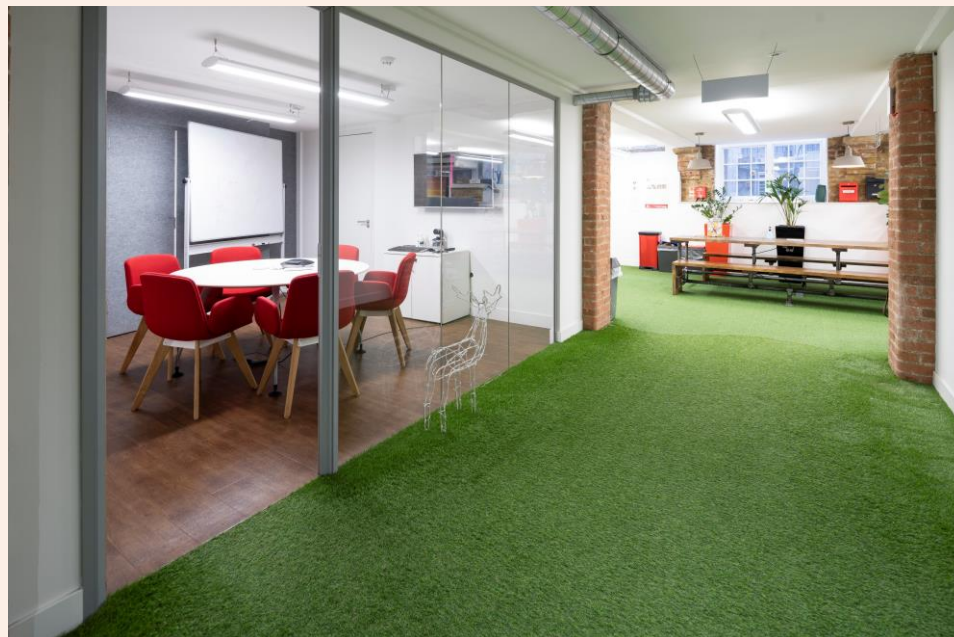
- Over 26 x open plan desks
- 1 x 12 person boardroom
- 3 x private offices / meeting rooms
- Kitchen & breakout area

Ground Floor

2,976 sq ft

*Layout may vary slightly

rebase.



Lower Ground
2,745 sq ft



Fit Out

- Over 35 open plan desks
- 2 x 6 person meeting rooms
- Kitchen & breakout area
- Small comms room
- Large comms room
- Shower

Lower Ground

2,745 sq ft

*Layout may vary slightly