

FIELD & SONS

COMMERCIAL

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RARE GATED MEWS OFFICE IN BUZZING BERMONDSEY STREET TO LET PARKING AVAILABLE



8 HATCHERS MEWS BERMONDSEY STREET LONDON SE1 3GS APPROX. 485 SQ FT (45.05 SQ M)

A rare opportunity to lease a characterful, self-contained office within a **gated mews courtyard** just off the centre of vibrant **Bermondsey Street**—a hotspot for creative industries and boutique businesses. This quiet yet central setting offers excellent access to **London Bridge Mainline and Underground Station**, **Borough Market**, and the wider **Bankside** area.

LOCATION

Tucked away within a modern private courtyard development off Bermondsey Street, this office offers that rare blend of a serene workspace coupled with a vibrant location. Bermondsey Street is home to renowned cafés, galleries, neighbourhood parks, restaurants, and independent shops. In recent years this area has been transformed into one of London's most dynamic and desirable neighbourhoods for living, working, and socialising.

DESCRIPTION

Unit 8 comprises a self-contained ground floor open plan space plus kitchen and WC with small first floor storage area at the rear accessed by own internal stair.

Accessed by way of the video entryphone controlled gate from the street, with its own entrance from the courtyard.

The overall approximate net internal floor area is: 485 sq ft (45.05 sqm).

This unit would suit a range of occupiers, particularly creative, media, tech or design businesses, small consultancies, or as a satellite office for a larger firm looking for a discreet yet dynamic location in central London.

Viewings highly recommended.

8 HATCHERS MEWS

AMENITIES

Amenities for the premises include:

- Self-contained courtyard office with own front door
- Cooling/heating unit
- Newly redecorated
- Oak flooring
- Modern pendant LED lighting
- Sealed unit double-glazing.
- Fitted Kitchen and WC
- First floor storage
- Video entry system
- Car parking available by separate licence (rare for the area)

TERMS

New full repairing lease on terms by arrangement.

RENT

£19,400 per annum exclusive of all outgoings.
VAT applicable.

BUSINESS RATES

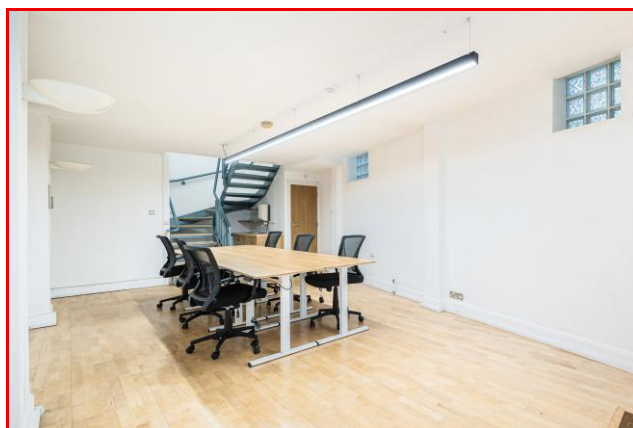
Approximately £8,109 payable for the year 2025/26
(the Rateable Value being £16,250).

SERVICE CHARGE

A small annual service charge will be payable in respect of building insurance and maintenance of the common areas.

ENERGY PERFORMANCE

To be assessed.



FURTHER DETAILS

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