

FIELD & SONS

COMMERCIAL

F & S

Unit 2, 7 Tyers Gate
London, SE1 3HX



Unit 2, 7 Tyers Gate

Warehouse Style

1,015 sq ft | 94 sq m

First floor office / live-work unit

To Let

Unit 2, 7 Tyers Gate

Warehouse Style Office/Live-Work

Location

Tyers Gate is a quiet cul-de-sac located just off the vibrant and popular Bermondsey Street and within a short walk of London Bridge mainline and Underground stations with the entrances on St Thomas Street being just to the north of the property. Borough Market and the Thames are also within walking distance and the property itself is next to and overlooks the landscaped Leathermarket Gardens public park.

Recent and on-going major regeneration has transformed this area into one of London's most sought after business, leisure and residential destinations.

Description

7 Tyers Gate comprises an attractive converted Victorian warehouse building providing studio/live-work units over ground and three upper floors.

Unit 2 is located on the first floor and is arranged as a refurbished open plan space plus glazed meeting room, entrance lobby, bathroom and w.c. Excellent natural light with windows on the west (overlooking the park) and north elevations, together with the original loading bay door which can also be opened to provide further light.

Access is via the entryphone controlled communal ground floor entrance, with stairs to the upper floors.

The approx. floor area is 1,015 sq ft (94 sqm).



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Amenities

- Gas central heating
- Suspended linear LED lighting
- Fibre optic broadband
- Skirting level trunking
- Solid timber floors
- Exposed timber beams
- Exposed brickwork
- Open fireplace
- Fully equipped kitchen point
- Refurbished shower and w.c.
- Security alarm with Redcare telephone response

Rates

Currently assessed for Council Tax, Band E.
£2,295.21 payable for the year 2025/26.

Service charge

Currently approx. £3,000 per annum.

Energy performance

EPC Asset Rating = 58 (Band C).



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Terms

New direct lease on terms by negotiation.

Rent

£47,500 per annum, exclusive of all outgoings.

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