

Tel: 020 7336 1313

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**ANTON
PAGE** 

Commercial Office Space

1,625 sq. ft. / 150.88 sq. m.

Self-contained, ground floor office to let in London Bridge

£7,500 PCM ALL INCLUSIVE

TO LET

The Morocco Store, 1 Leathermarket Street, London Bridge, SE1 3JA



LOCATION

The Morocco Store is located on the corner of Morocco Street and Leathermarket Street, moments from the vibrant Bermondsey Street. London Bridge is home to a diverse range of occupiers within the TMT and financial sectors, whilst also proving a popular location for architects. The redeveloped London Bridge Station boasts excellent connections including a direct link to Crossrail at Farringdon Station via Thameslink.

TRANSPORT

London Bridge (Northern and Jubilee lines & National Rail)

Buses – 41, 47, 78, 188, 343, 381

Santander Bike Hire – Tooley Street

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract; the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein; and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

The Morcco Store – A self-contained, ground floor office within a converted carpet store warehouse.

History – The building which originally stored carpets imported from Morocco now offers this charismatic ground floor office neighbouring Bermondsey Street.

Spec – The office studio is fitted with X2 WCs, a shower, fitted kitchenette and good natural daylight.

AMENITIES

- Self-contained
- Character features
- Exposed Brickwork
- Timber floor
- Fresh air ventilation
- Shower
- Meeting room
- Heating
- Borough market
- More London

APPROXIMATE FLOOR AREAS

Ground floor 1,625 sq. ft. 150.8 sq. m.

LEASE

Short term lease available from 12 months

RENT

£39.50 psf

£64,200 per annum exclusive plus VAT.

SERVICE CHARGE

We have been advised that the service charge is £3.21 per sq. ft.

RATES

We understand the rates payable for the year 2021/2022 are £19,322 per annum.

Interested parties must contact the London Borough of Southwark to satisfy themselves as to the accuracy of these figures.

TOTAL OCCUPANCY COSTS

£90,000 per annum plus VAT

£7,500 pcm plus VAT

PLEASE CONTACT

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IMPORTANT NOTE

Declaration of interest under Section 21 of the Estate Agency Act 1979, we hereby declare a personal interest in the letting of this property. The Vendor is connected to Anton Page LLP.