

FIELD & SONS

COMMERCIAL

F & S

1 Cedar Court
Royal Oak Yard
Bermondsey Street
London, SE1 3GA



1 Cedar Court Office/E-Class Unit

1,478 sq ft | 137 sq m

Ground and Lower Ground floor space
For Sale

1 Cedar Court

Office/E-Class Unit For Sale

Location

Cedar Court is situated within Royal Oak Yard, a mixed commercial and residential development in a courtyard setting towards the southern end of the popular and vibrant Bermondsey Street. The immediate local area has and continues to undergo extensive development to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities.

The redeveloped London Bridge mainline and underground stations with the entrances on St Thomas Street are within a short walk, as are the various attractions of Borough Market and Bankside.

Description

Comprises a self-contained unit arranged over ground and lower ground. The ground floor is arranged as a main front reception/office space plus two partitioned room, kitchen and two w.c.s. The lower ground floor provides a single open plan room.

Own entrance direct from Royal Oak Yard.

Fully glazed floor to ceiling frontage.

Accommodation

Ground Floor : 919 sq ft (85 sq m)
Lower Ground : 559 sq ft (52 sq m)
Total : 1,478 sq ft (137 sq m)



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Amenities

- Electric heating
- Recessed spot lighting
- Wood flooring (ground floor)
- Fully carpeted (lower ground)
- Surface power and data
- Fully equipped kitchen
- Two w.c.s
- Extensive built in storage
- Electric security shutter
- 3.47m ceiling height
- Potential to add mezzanine



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Business rates

Rates payable for the year 2025/26 are approximately £20,854. (Rateable value £41,750).

Service charge

Currently approx. £5,200 per annum.

Energy performance

EPC Asset Rating = 65 (Band C).

Address

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Basement

Ground Floor

Total area (approx.): 152.7 sq. m (1643.6 sq. ft)

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Proposal

The unit is offered for sale with full vacant possession by way of the 999 year leasehold from January 2002 with a fixed ground rent of £250 per annum.

Offers in the region of £800,000.

VAT is NOT applicable.

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