



Self-Contained Fully Fitted Offices close to London Bridge Station & Bermondsey Street - To Let

Artbrand Studios

7 Leathermarket Street, SE1 3FB

Office

TO LET

2,165 sq ft

(201.14 sq m)

- Self-Contained High Quality Offices
- Fully Fitted (40 desks, 2 meeting rooms, 2 kitchens and break out/collaboration areas)
- Views over Leathermarket Garden
- Wheelchair-Compliant Lift
- Close proximity to London Bridge Station & Bermondsey Street
- Air Conditioning
- Private WCs

Summary

Available Size	2,165 sq ft
Rent	£42.50 per annum
Rates Payable	£12.19 per sq ft
Rateable Value	£55,000
Service Charge	TBC
EPC Rating	Upon enquiry

Description

Artbrand Studios is a high quality self-contained office which has been fully fitted - comprising 40 desks, 2 meeting rooms, break out areas and a kitchen. The unit further benefits from a DDA-compliant lift and private WCs.

Location

The building is located on a quiet street, overlooking Leathermarket Gardens, just off the vibrant and popular Bermondsey Street. London Bridge mainline and underground station is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,136	105.54	Available
Lower Ground	1,029	95.60	Available
Total	2,165	201.14	

Specification

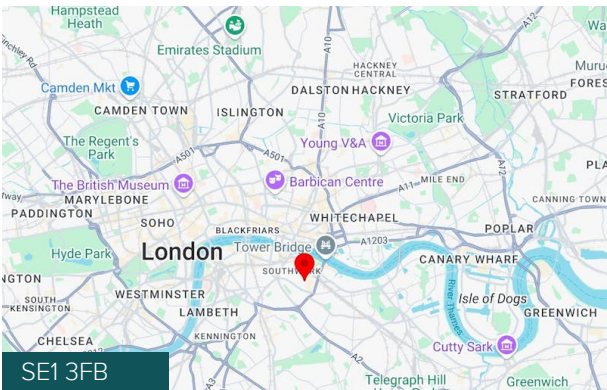
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Viewings

Through sole agents Hanover Green

Terms

Available by way of a sublease until February 2027 or an assignment until February 2028 with a break clause in February 2027. Alternatively, a new lease is available direct from the landlord.



Viewing & Further Information



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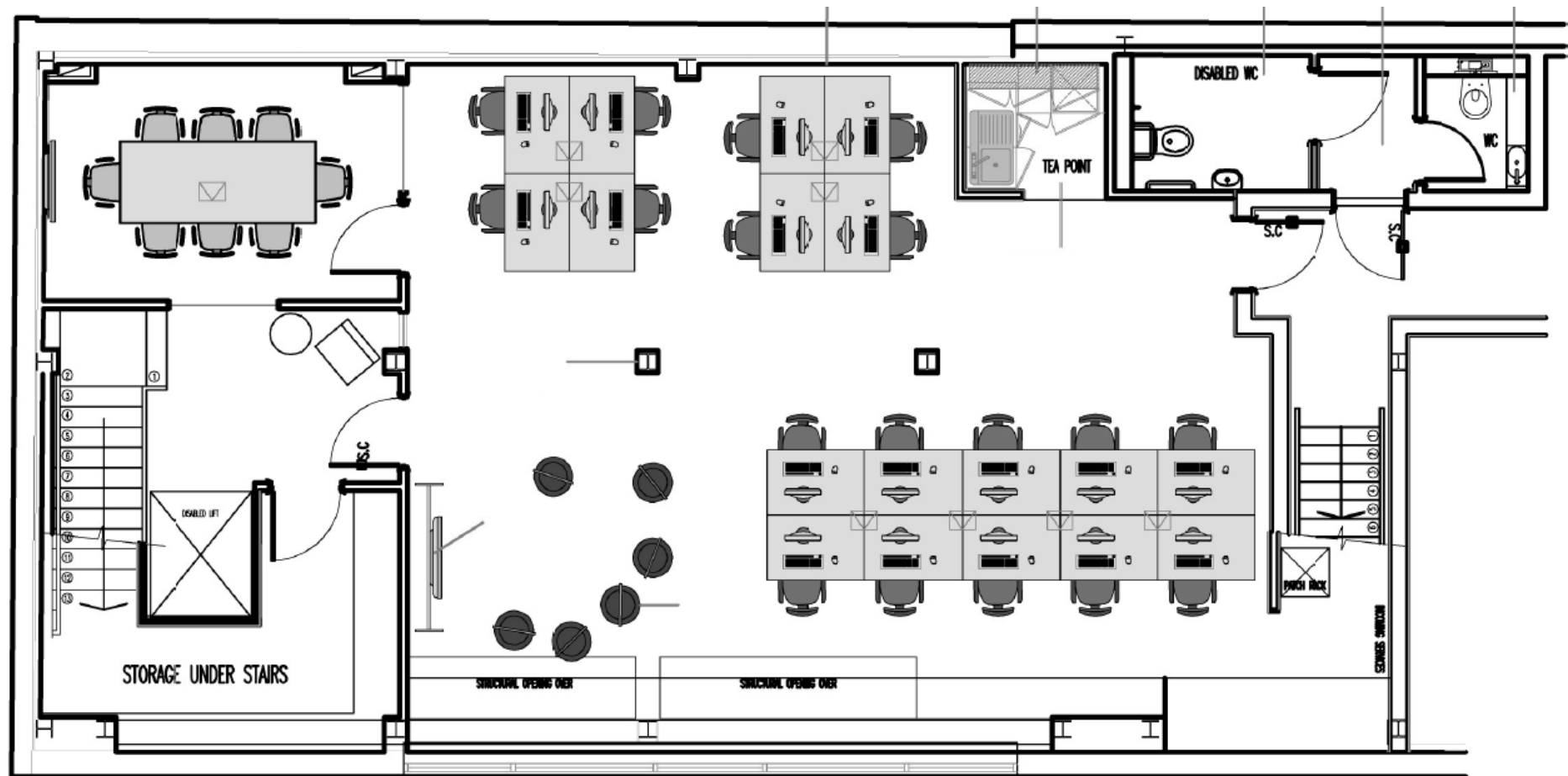
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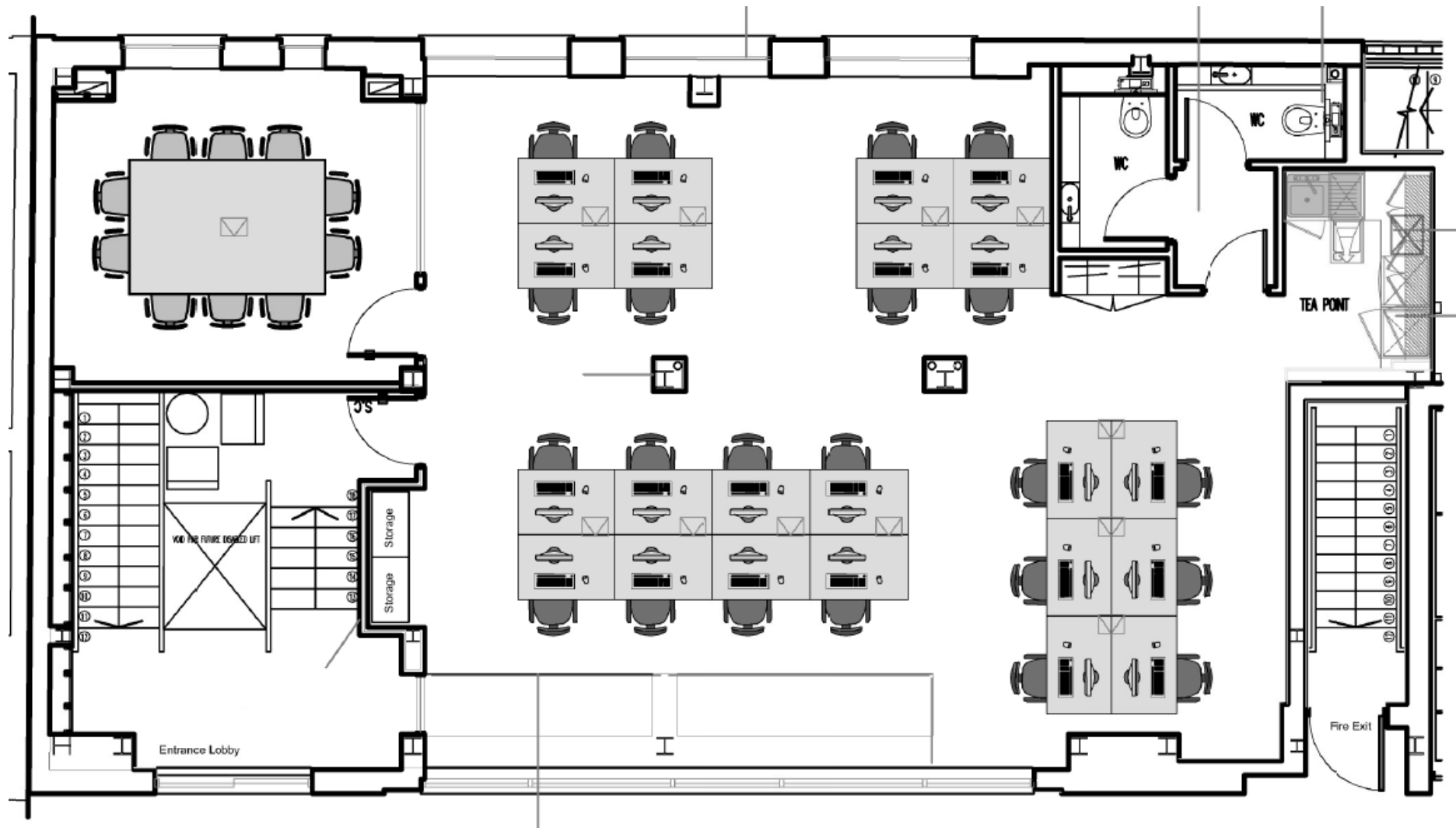
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More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)



Basement Floor Plan



Ground Floor Plan