

FIELD & SONS

COMMERCIAL

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Unit 3, 9 Bell Yard Mews
London, SE1 3UY



Unit 3 9 Bell Yard Mews Contemporary Office

1,932 sq ft | 179 sq m
Modern first floor office / For Sale

Unit 3, 9 Bell Yard Mews

Contemporary office

Location

Bell Yard Mews is a modern mixed commercial and residential complex located towards the southern end of the popular and vibrant Bermondsey Street. The immediate local area has and continues to undergo extensive redevelopment 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 entrance/exit on St Thomas Street is within a short walk to the north and the property is close to the various attractions of the Borough Market/Bankside localities.

Description

Comprises a modern contemporary first floor office within this large mixed use development.

Arranged as a main open plan space plus two glazed meeting rooms and fully equipped kitchen/break out area.

Accessed via the communal ground floor entrance, with stairs and passenger lift to the first floor. Male and female w.c.s are located within the building common parts.

The approximate net internal floor area is 1,932 sq ft (179 sq m).



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Amenities

- Gas central heating
- Wood flooring
- Cat. II lighting
- Accessible raised floor
- Fully equipped kitchen
- Two glazed meeting rooms
- Passenger lift
- Male & female w.c.s in common parts
- Excellent natural light
- Quiet courtyard setting.
- Cycle storage

Business rates

The Ratable value is £65,500 and therefore the business rates payable for the year 2026/27 are approx. £32,095.

Service charge

Currently approx. £21,432 per annum.

Energy performance

EPC Asset Rating = 40 (Band B).



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Proposal

The long leasehold for a term of 999 years from 2003 is offered for sale with full vacant possession.

Price

Guide price £966,000 (approx. £500 per sq ft).

VAT is applicable to the price.

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For further details, please contact:

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Or Joint Agents

 **HENSHALL & PARTNERS**
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