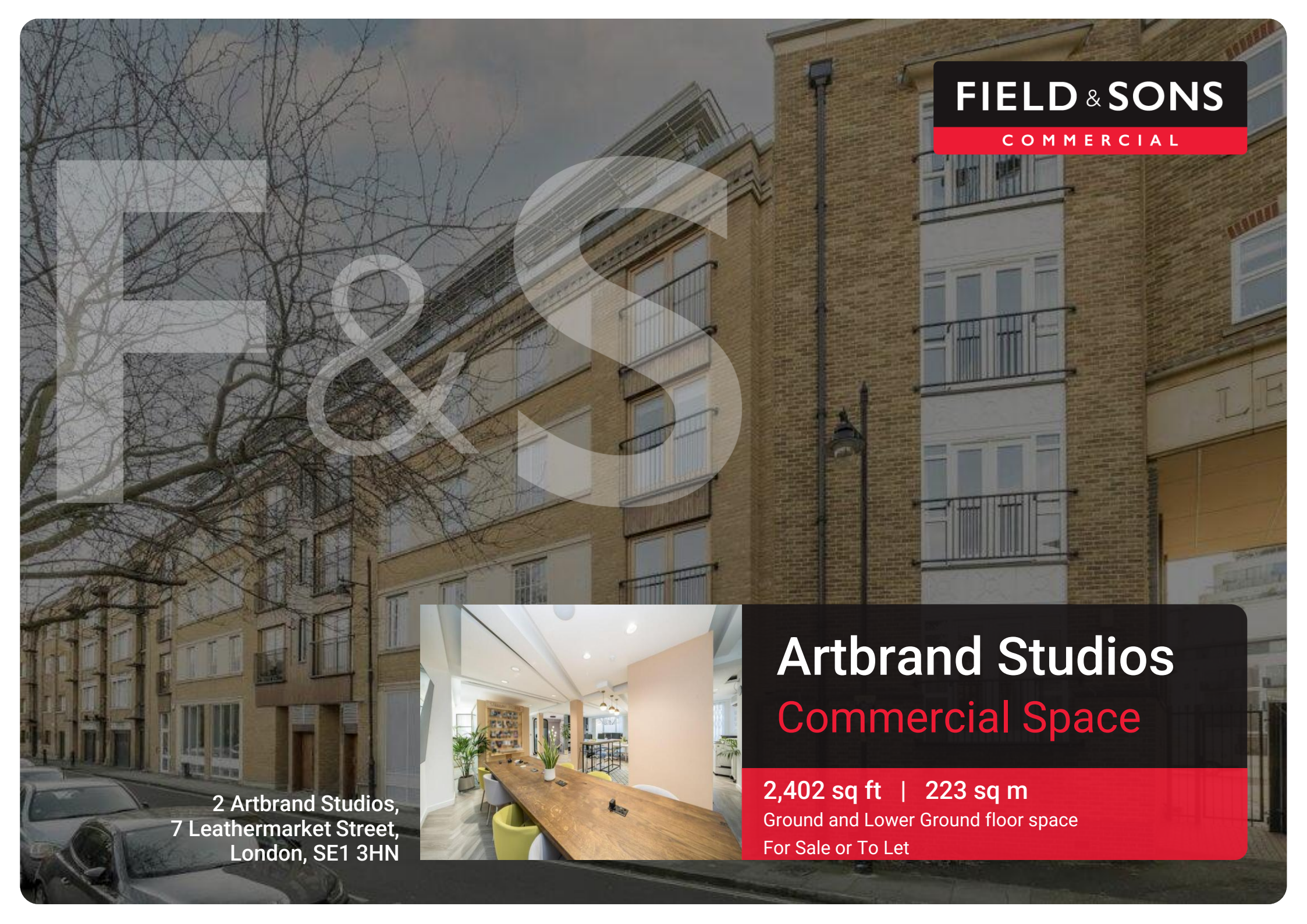




FIELD & SONS

COMMERCIAL

Artbrand Studios

Commercial Space

2,402 sq ft | 223 sq m

Ground and Lower Ground floor space

For Sale or To Let

2 Artbrand Studios,
7 Leathermarket Street,
London, SE1 3HN



Artbrand Studios

Commercial space

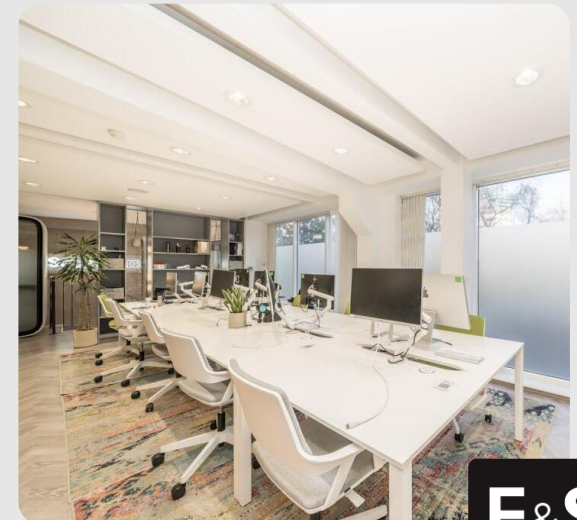
Location

Leathermarket Street is a quiet road located just off the vibrant and popular Bermondsey Street and within a short walk of the redeveloped London Bridge mainline and Underground stations, together with the attractions of the Borough Market and Bankside localities. The property overlooks the landscaped Leathermarket Gardens.

Description

The available accommodation comprises a contemporary self-contained office over the raised ground and lower ground floors, forming part of a mixed-use development.

The raised ground floor is arranged as an open plan work area plus one meeting room and kitchen/break out space with stairs leading down to the lower ground floor currently set up to provide a selection of small private rooms. Both floors benefit from excellent natural light. Two w.c.s are located in the upper floor, together with a further w.c. and shower on the lower ground and another open plan kitchen area.



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Amenities

- Heating/cooling cassettes
- Recessed spotlighting
- Surface cabling and floor boxes
- Storage area
- Vinyl wood flooring
- Two Crittall meeting rooms (one boardroom 12 person / one six person).
- Security alarm
- Fully equipped kitchen/break out area
- Security shutters
- Excellent natural light



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Business rates

Rates payable for the year 2025/26 are approximately £20,833. (Rateable value £41,750).

Service charge

£1,184.62 for the previous year.

Energy performance

EPC Asset Rating = 37 (Band B).

Address

2 Artbrand Studios, 7 Leathermarket Street,
London, SE1 3HN



Total area (approx.): 259.9 sq. m (2,797.6 sq. ft)
(Excluding Lift)

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Proposal

The long leasehold for a term of 150 years from 1st January 2007 is offered for sale with full vacant possession.

Offers in the region of £1,350,000.

OR

To let by way of a new flexible lease.

Rent £90,000 per annum, exclusive.

VAT is applicable to the and rent

FIELD & SONS

COMMERCIAL

For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: **com@fieldandsons.co.uk**



www.fieldandsons.biz

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