FIELD & SONS
COMMERCIAL



Artbrand Studios

Commercial Space

2,165 sq ft | 201 sq m

Ground and Lower Ground floor space

For Sale or To Let

Unit A, Artbrand Studios,
7 Leathermarket Street,
London, SE1 3FB

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 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 ground and lower ground floor, forming part of a mixed-use development.

Each floor is arranged as a main open plan work area plus a meeting room and kitchen point.

Two w.c.s are located in the upper floor and w.c. plus DDA w.c. in the lower ground floor lobby.

Accessed via own entrance direct from street level with stairs and platform lift to the lower ground.







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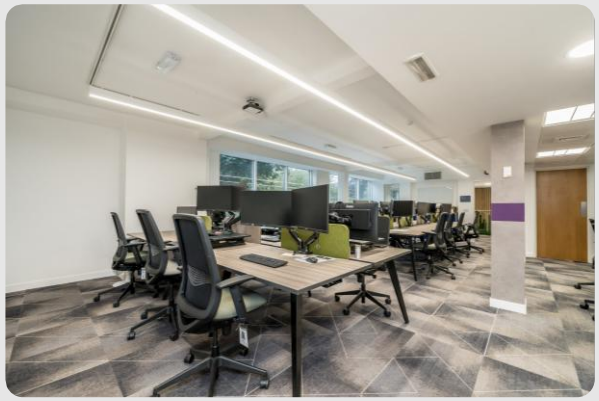
Artbrand Studios

Commercial space

Amenities

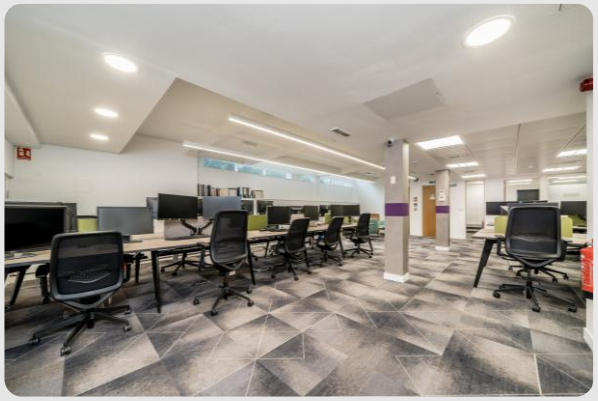
- Heating/cooling
- New LED lighting
- Storage area
- Fully carpeted
- Two meeting rooms
- Security alarm
- Can be available fully furnished
- Two fully equipped kitchens
- Platform lift
- Excellent natural light













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Business rates

Rates payable for the year 2026/27 are approximately £26,950. (Rateable value £55,000).

Service charge

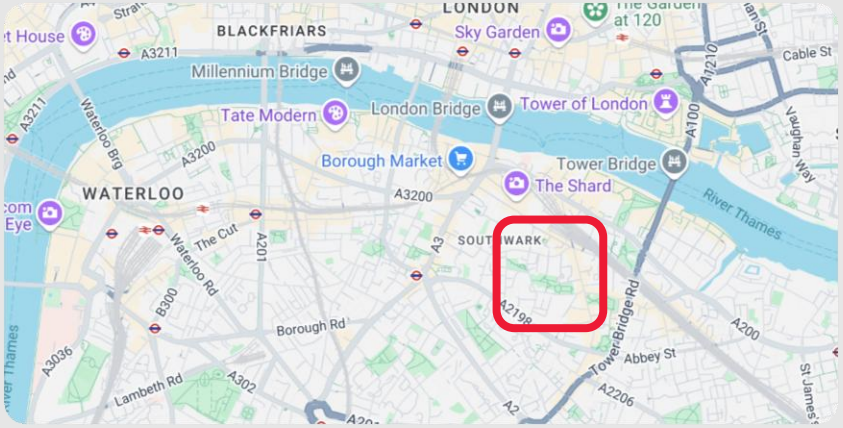
Approx. £1,200 for the previous year.

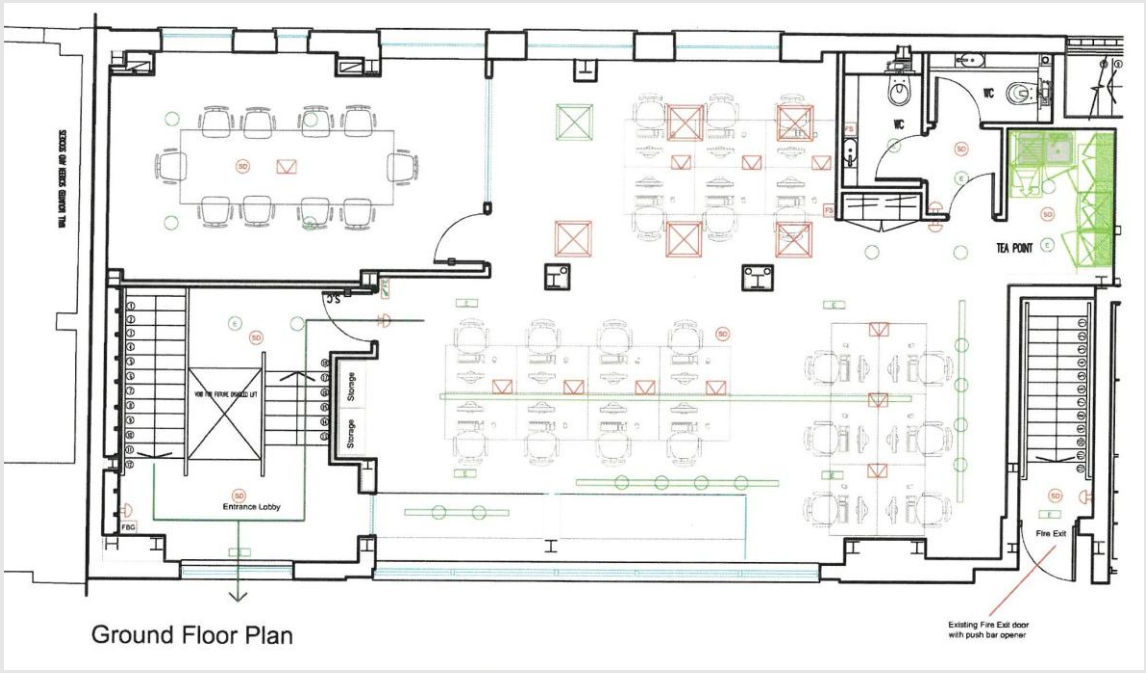
Energy performance

EPC Asset Rating = 33 (Band B).

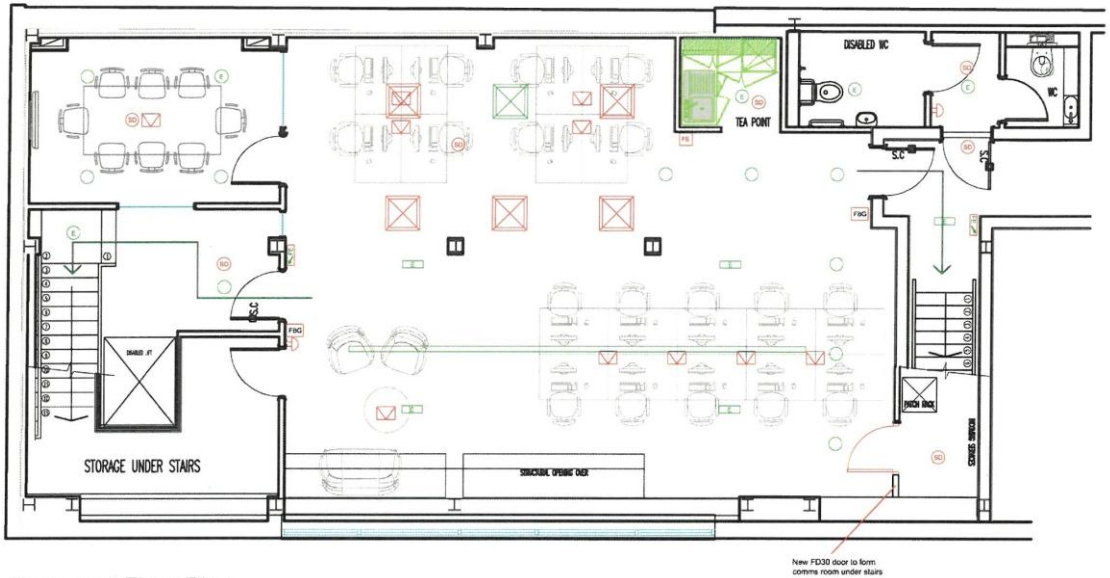
Address

Unit A Artbrand Studios, 7 Leathermarket Street, London, SE1 3FB





Ground Floor Plan



Basement Floor Plan

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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 £1,100,000.

OR

To let by way of a new flexible lease.

Rent £82,250 per annum, exclusive.

VAT is applicable to the price and rent

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