

FIELD & SONS

COMMERCIAL

F&S

23 Jacob Street,
Mill Street,
London, SE1 2BG



23 Jacob Street

1,900 sq ft | 176 sq m
Ground Floor Office For Sale

23 Jacob Street

Ground Floor Office

Location

23 Jacob Street is located on the corner with George Row and a short distance from the Thames and linked to the popular neighbouring Shad Thames/Butlers Wharf locality by the pedestrian suspension bridge over the adjacent St Saviour's Dock.

London Bridge station and Bermondsey Underground (Jubilee line) are both within walking distance as is Tower Hill/Gateway (Circle/District lines and DLR) via Tower Bridge itself.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

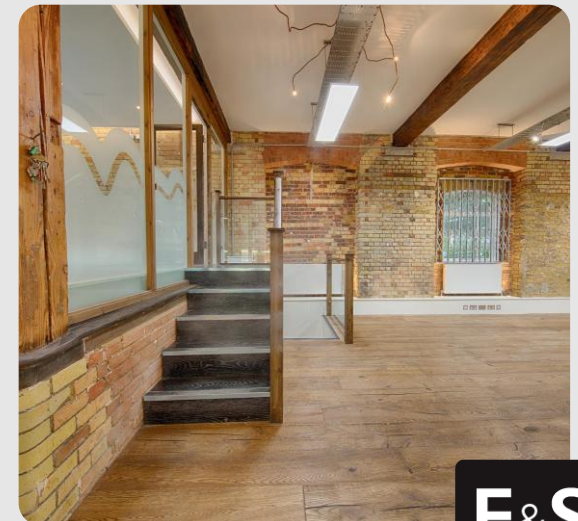
Description

The available accommodation comprises a self-contained ground floor office within this former warehouse building.

Accessed directly from the street the premises is arranged as a main open plan space with meeting room open plan kitchen and two wc's and shower. Throughout the premises is refurbished to a very high characterful former warehouse condition.

Accommodation

Ground Floor = 1,900 sq ft (176 sq m).



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Amenities

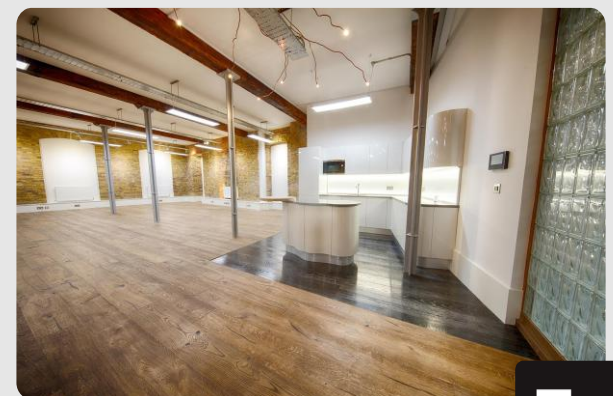
- Gas central heating
- Panel LED lighting
- Wood flooring
- Fully equipped kitchen
- Perimeter trunking
- Exposed brickwork, timber beams and cast iron columns
- Meeting room
- 2 wc's and Shower

Tenancy

The premises is let to Private Public Limited by way of a five year lease expiring 18th June 2028 at a rent of £62,300 per annum exclusive of all outgoing. The lease is outside the Landlord & Tenant Act 1954.

Proposal

The unit is offered for sale subject to the existing lease by way of the long leasehold for 999 years from March 2017 (with share of freehold). **Offers are sought in the region of £975,000**
VAT is not applicable.



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Business rates

The rates payable for the year 2026/27 are approx.
£28,800 (Rateable Value £60,000).

Service charge

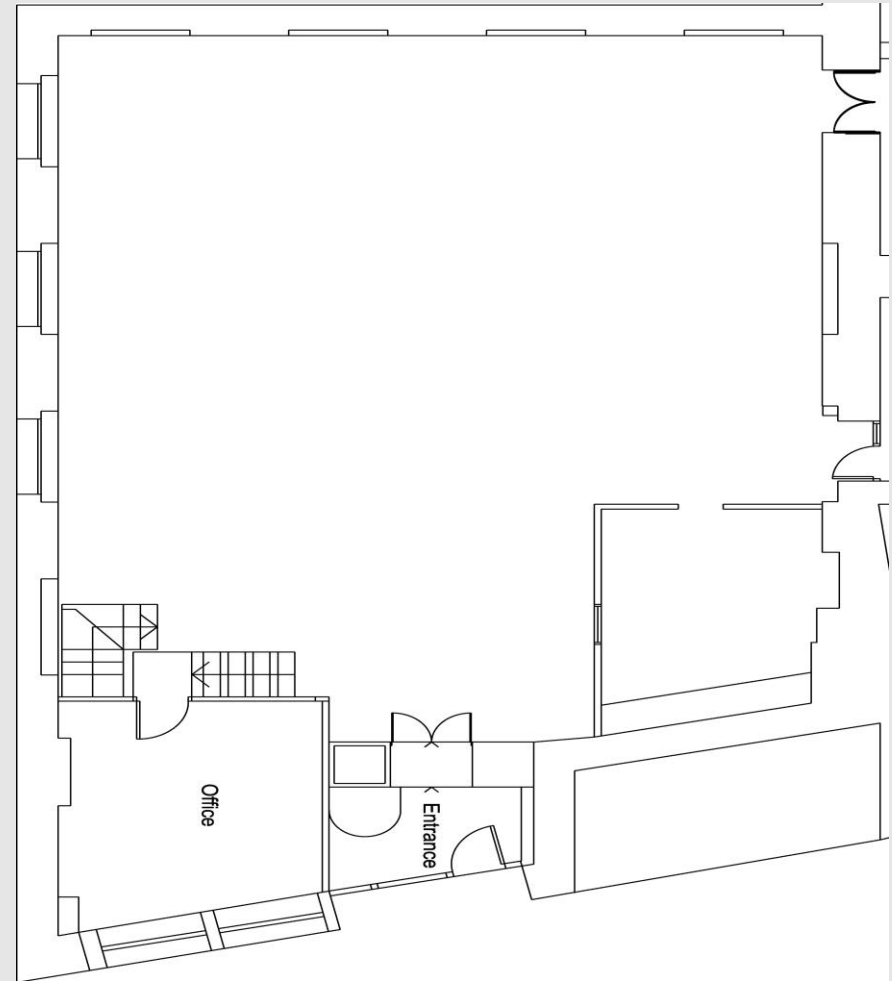
TBC

Energy performance

EPC Asset rating D

Address

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Ground Floor Office



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