



**STIRLING  
ACKROYD**

## **TO LET**

**176-178 Bermondsey  
Street, London, SE1 3TQ**

**3,283 sq ft**

**176 Bermondsey Street -  
one of the largest floor  
plates on the street with  
flexible A1, A3, A4, B1, B2  
& B8 use. A rare  
opportunity!**

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## Description

176 Bermondsey Street resents a rare opportunity on Bermondsey Street, offering one of the largest and most versatile floor plates in the area. The property comprises a characterful building arranged over three floors, providing expansive retail space throughout.

With planning consents for A1, A3, A4, B1, B2 and B8 uses, and benefitting from full extraction and three-phase power, the space is primed for a wide range of occupiers. From an artisan bakery, specialty coffee roastery or high-end restaurant, to a boutique gym, chocolatier, vibrant bar or flagship concept store – the possibilities are endless.

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## Key points

- Class E
- Full Extraction
- Excellent floor to ceiling height on the Ground Floor
- Excellent frontage
- Arranged over Ground, First and Second





## Location

Situated at the heart of Bermondsey Street, one of London's most vibrant destinations, 176 Bermondsey Street benefits from a dynamic mix of culture, creativity, and community.

The area is renowned for its eclectic blend of independent boutiques, acclaimed restaurants, artisan cafés, and lively bars, alongside established galleries and design studios.

Just a short walk from London Bridge station, the property enjoys excellent transport links while being moments from the iconic Shad Thames, Maltby Street Market, and Bermondsey Square. This sought-after location attracts a diverse audience of professionals, residents, and visitors, making it an ideal setting for a standout occupier.

## Transport Links



London Bridge 0.4 Miles



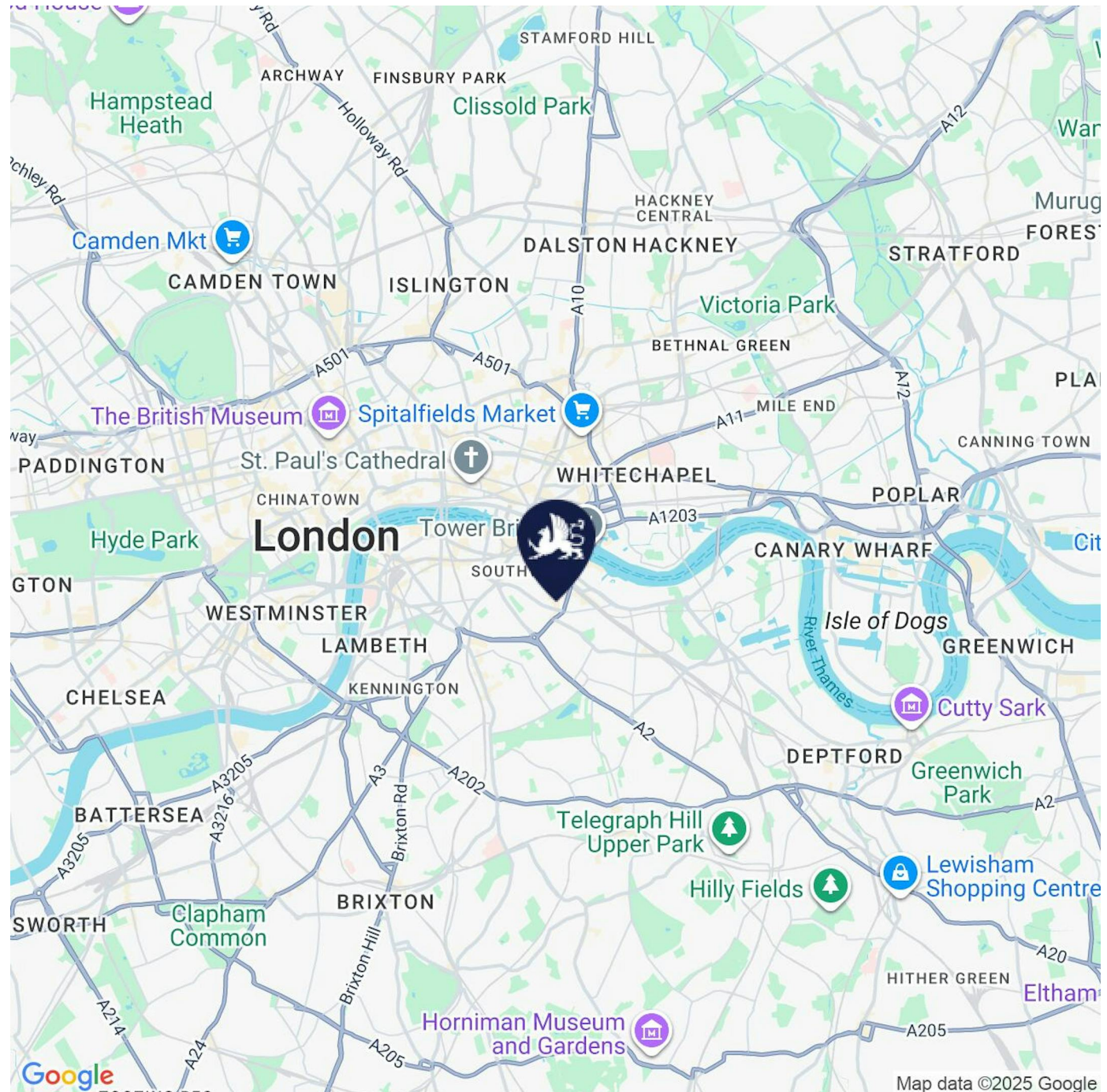
Borough 0.6 Miles



Bermondsey 0.7 Miles



Tower Hill 0.8 Miles









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## Accommodation

Name	sq ft	sq m	Availability
Ground	2,379	221.02	Available
1st	452	41.99	Available
2nd	452	41.99	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£180,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable. VAT applicable on sales price
EPC	E (118)

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## Viewing & Further Information



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