



TO LET

**Unit 2 Cedar Court, 1
Royal Oak Yard, London,
SE1 3GA**

1,258 sq ft

Class E Unit Situated
Moments From London
Bridge Station

stirlingackroyd.com



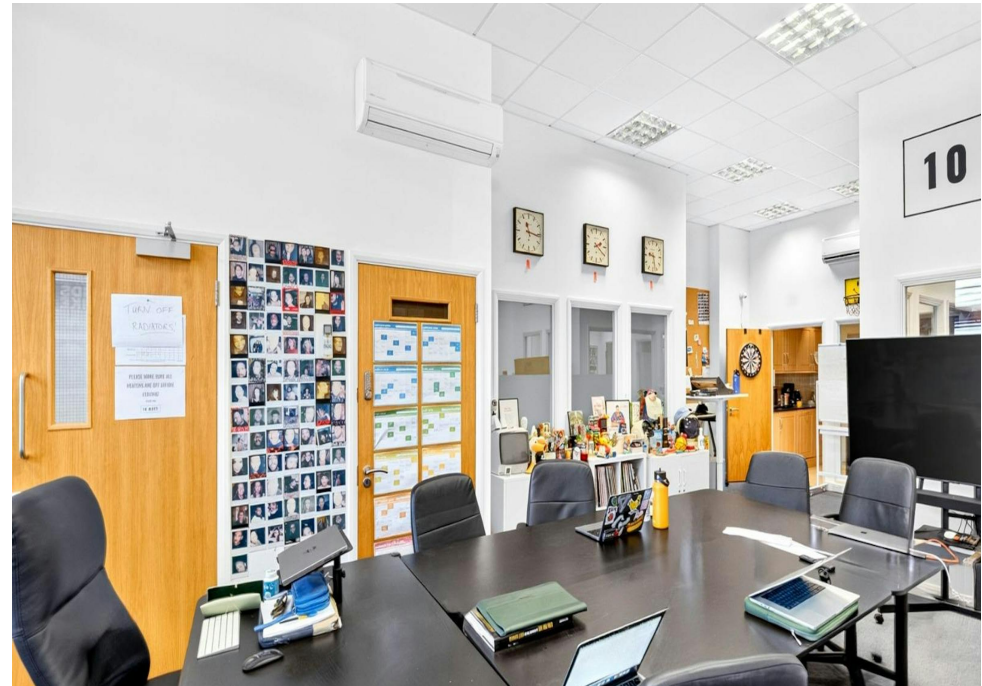
Description

Offered across the ground and lower ground floors, well suited to professional, creative, consultancy, healthcare, wellness, gym, design, media and service-led businesses seeking a vibrant and well connected space in SE1. The ground floor offers a kitchen area perfect for staff breakout, excellent natural light through the window frontage, and in combination the lower ground offers further desk space with a dedicated storage area.

Cedar Court is located within Royal Oak Yard, an attractive mixed-use development comprising commercial and residential accommodation, set around a landscaped courtyard. Situated moments away from Bermondsey Street, renowned for its vibrant atmosphere offering an excellent selection of independent cafés, restaurants, bars, and boutique retailers.

Key points

- Flexible Lease Terms
- Ground Floor - 777 Square Foot
- Lower Ground - 481 Square Foot
- Parking By Separate Negotiation
- Set Around A Landscaped Courtyard
- Excellent Connectivity London Bridge Station Under Ten Minutes Away



Location

Providing excellent connectivity with easy access to London Bridge, Bermondsey, and Borough, providing convenient links across Central London via the Jubilee and Northern Underground lines, National Rail services, and numerous bus routes. Surrounded by a range of creative occupiers, cafes, restaurants and local amenities with excellent access to Tower Bridge Road, the A2 and connections to the City and beyond.

The surrounding area has experienced significant regeneration in recent years and continues to attract substantial investment, resulting in the delivery of high-quality residential developments, modern office accommodation, and an expanding range of leisure and hospitality amenities.

Transport Links



London Bridge 0.4 Miles



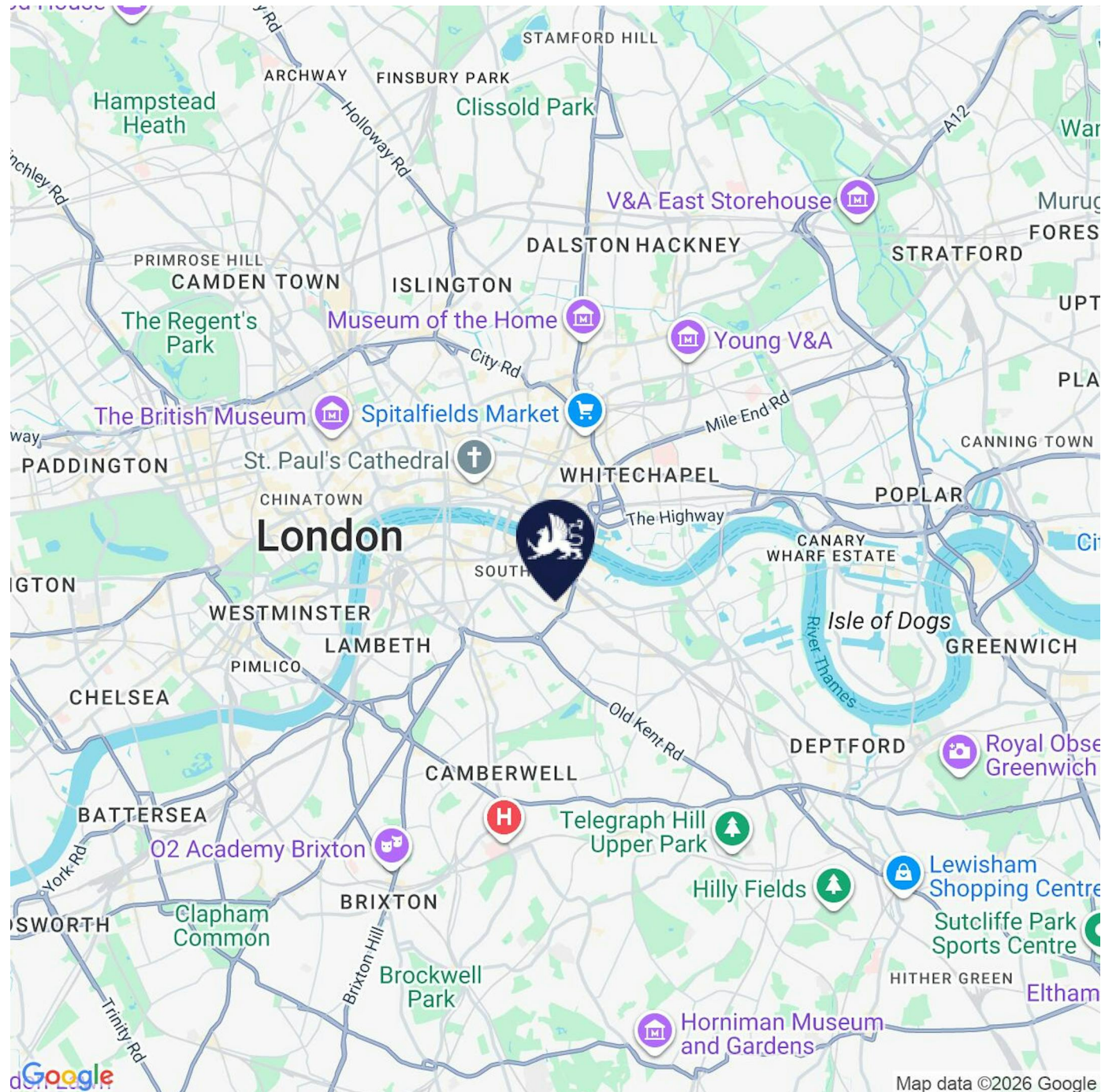
Borough 0.5 Miles

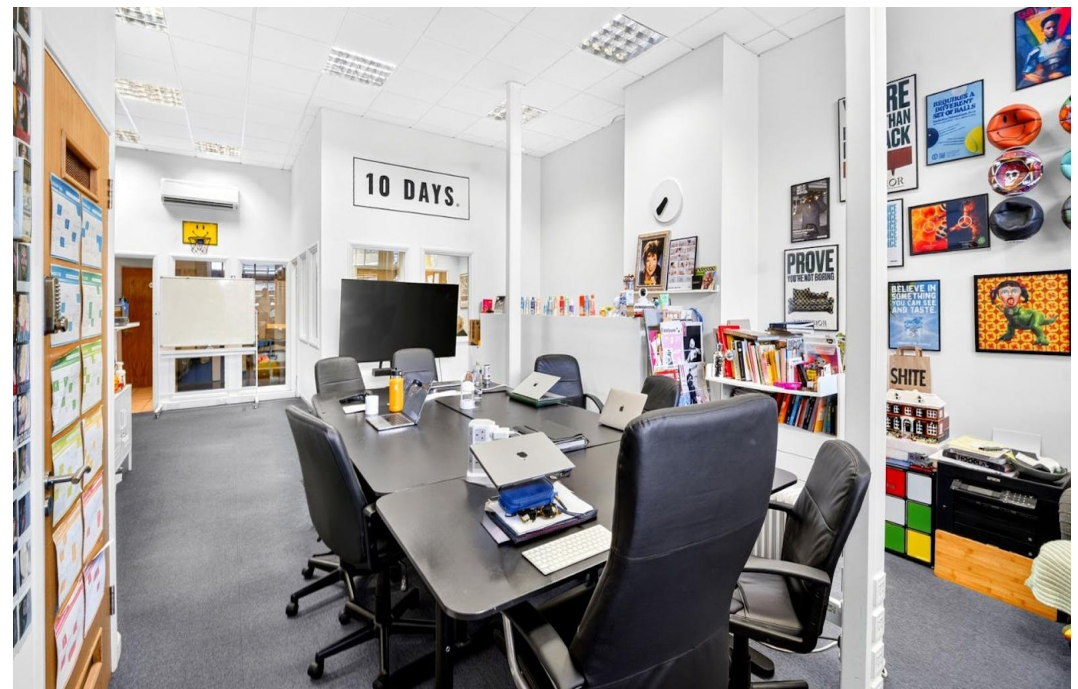


Bermondsey 0.8 Miles



Tower Hill 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	777	72.19	Available
Lower Ground	481	44.69	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£43,000 per annum
Rates	£16,058.52 per annum
Service Charge	£5,588.08 per annum
VAT	On application
EPC	C (63)

Viewing & Further Information



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