



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Character Warehouse Style Studio Suites To Let

Woolyard, 52 Bermondsey Street, London, SE1 3UD



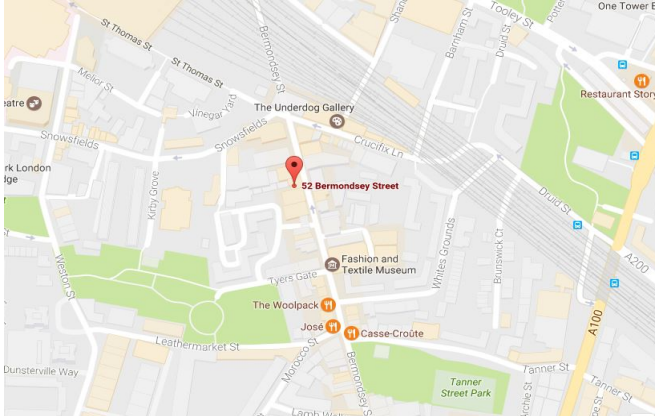
- 448-1,367 Sq Ft (41.6-126.9 Sq M)
- Newly refurbished self contained studio suites
- Comfort cooling
- Within easy walking distance of London Bridge station (new entrance on St Thomas Street)

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

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Location



Woolyard is well located on the west side of Bermondsey Street, close to its junction with St Thomas Street and within easy walking distance of London Bridge station (Northern and Jubilee underground and National Rail).

Description

The available accommodation comprises self contained studio suites on the first and second floors, accessed via a separate staircase leading from the reception area. The suites have been redecorated and upgraded, retaining their original period features and are ready for immediate occupation.

- Comfort cooling
- Demised WC's
- Attractive timber flooring
- Commissionaire
- Security
- Exposed services
- Bike racks

Accommodation	sq ft	sq m
First Floor	919	85.3
Second Floor	448	41.6

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

c. £14.50 per sq ft per annum.

We advise interested parties to make their own investigations with Southwark Council.

Terms

New leases for a term by arrangement.

Rent

First Floor - £54,700 per annum.

Second Floor - £26,700 per annum.

Service Charge

To be confirmed.

EPC Rating

D78

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

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Woolyard, 52 Bermondsey Street, London, SE1 3UD

First Floor



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Second Floor



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Indicative Floor Plans (not to scale)

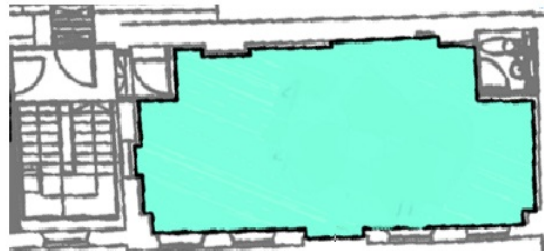


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