

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

REFURBISHED CHARACTER OFFICE TO LET



LLOYDS WHARF, 2 MILL STREET, SE1 2BD APPROX. 1,621 SQ FT (150.6 SQ M)

LOCATION

Lloyds Wharf is located on the western side of Mill Street, just north of the junction with Jamaica Road. The redeveloped London Bridge station, Bermondsey Underground (Jubilee line) and Tower Bridge are all within walking distance and the neighbouring Shad Thames area provides a vibrant mix of high quality residential and office accommodation, together with a variety of restaurant, bar and retail outlets.

Between the premises and London Bridge is the 'morelondon' campus whose occupiers include : Ernst & Young, Norton Rose and PWC.

DESCRIPTION

The available office is located on the ground floor of this attractive Victorian former warehouse building.

Comprises an open-plan office area plus mezzanine level to the rear , two w.c.s and separate kitchen.

Fully self-contained with own entrance direct from Mill Street, together with an additional doorway from the side passageway.

The approximate floor area is 1,621 sq ft (150.6 sq m).

LLOYDS WHARF, MILL STREET, SE1

AMENITIES

Recently fully refurbished in contemporary style, amenities include:

- Cooling cassettes
- Gas central heating surface mounted data & electric trunking
- Vinyl wood effect flooring throughout
- Suspended LED lighting
- Retained period features
- Separate kitchen
- Two w.c.s

TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

RENT

£55,000 per annum, exclusive of all outgoings.

BUSINESS RATES

Approx. £21,727 payable for the year 2022/23 (the current Rateable Value being £44,250).

SERVICE CHARGE

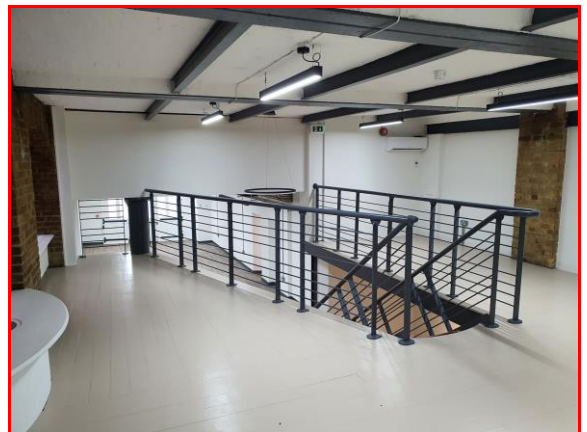
Approx. £6,065 for the year 2022/23.

VAT

VAT is applicable to rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating : 76 (Band D).



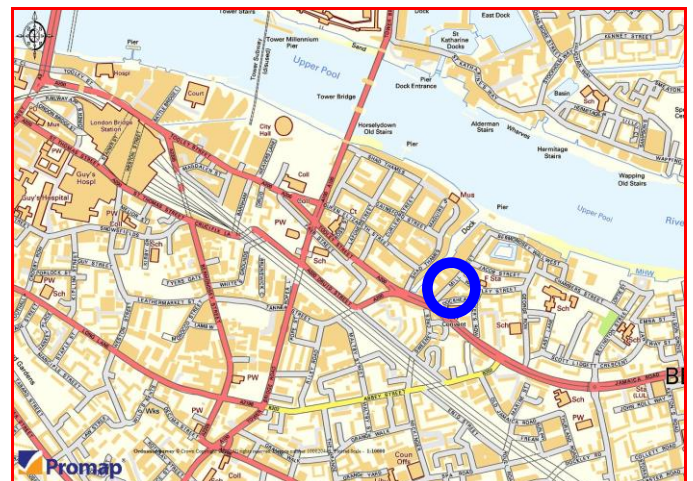
LLOYDS WHARF – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



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