



UNIT 7, LLOYDS WHARF, 2 MILL STREET LONDON, SE1 2BD

£50,000 PER ANNUM
COMMERCIAL UNIT TO LET

- Charming warehouse conversion located on Mill Street, Shad Thames, close to Tower Bridge and 0.5 miles from London Bridge station
- Ground floor commercial unit providing 1,474 square feet (137 square metres) NIA
- Suitable for a range of uses; direct street access could easily be provided
- Available with a new lease and no premium
- EPC Rating - C

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Location

Lloyds Wharf is located on Mill Street, Shad Thames, surrounded by a mix of high-quality character offices and residential properties. The area provides an exciting mix of restaurants, bars, and retail outlets. Both London Bridge Station (National Rail, Jubilee Line & Northern Line) and Bermondsey Station (Jubilee Line) are 0.5 miles away and the area is well served by buses.

Please note all times and distances given are approximate only.

Description

The unit is located within a charming brick-built warehouse, built in 1857 and converted around 1985 into a mix of retail, offices and residential units. It is arranged over the ground floor, measuring approximately 1,474 square feet (137 square metres) NIA. The property benefits from air-conditioning, gas central heating, and access to shared bike, toilet, and shower facilities.

The unit is accessed through a communal lobby; direct street access could easily be provided.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

All interested parties are advised to make their own enquiries with the London Borough of Southwark business rates department.

Service Charge

The approximate annual service charge is £14,000.

Terms

The property is available with a new lease at £50,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The building has been elected for VAT. Therefore, VAT is payable where applicable.

Viewings

Viewings are strictly by appointment through Harston&Co.



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Harston&Co
247 High Road
South Woodford
London
E18 2PB

020 3371 0061
info@harstonandco.co.uk
harstonandco.co.uk
@harstonandco

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- Unit 7 Net Internal Area
- Ground North Net Internal Area



Mill Street

Lloyds Wharf
Mill Street
London SE1 2BD

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2023	00	23,10,2740	Property Survey	0/0

REFERENCE KEY



0m 10m
Scale 1:200

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0203 4639225
www.sterlingtemple.com