



**STIRLING
ACKROYD**

TO LET

**8-9 Hestia House, City
Walk, London, SE1 3ES**

1,950 sq ft

For Rent - contemporary
modern offices arranged
over ground and lower
ground floors in the
heart of Bermondsey



VIDEO TOUR

stirlingackroyd.com



Description

Hestia House offers contemporary office space arranged over Ground floor in this mixed use modern development.

The ground floor further benefits from access to an external space to the rear which would lend itself to bike stores but also landscaping to create an attractive external seating area.

Key points

- Self Contained Offices with Multiple Meeting Rooms
- Ideal for Owner Occupier or Investor
- Offered Across 3,803 square feet
- Ground Floor External Courtyard and Lean-to
- Moments from the Vibrant Bermondsey Street
- Air Conditioning, WCs and Shower Facilities on Both Floors



Location

Located on City Walk, the southern end of Morocco Street, and moments from the vibrant Bermondsey Street and directly behind the White Cub Gallery. The area is very much an “in trend” location for commercial occupiers from creative, tech and design industries in search of offices and a vibrant social scene to appeal to talent.

A variety of cafes, bars and restaurants are on the doorstep of Hestia House to include Watch House Coffee, Fuckoffee, Gails and Comptoir alongside The Woolpack, Fleurie, The Leather Exchange and Bermondsey Corner. Destination venues such as the Vinegar Yard, Maltby Market and Borough Market are within walking distance.

London Bridge Station boasts excellent connections including a direct links to Crossrail at Farringdon Station via Thameslink, underground and overground lines.

Transport Links



London Bridge 0.4 Miles



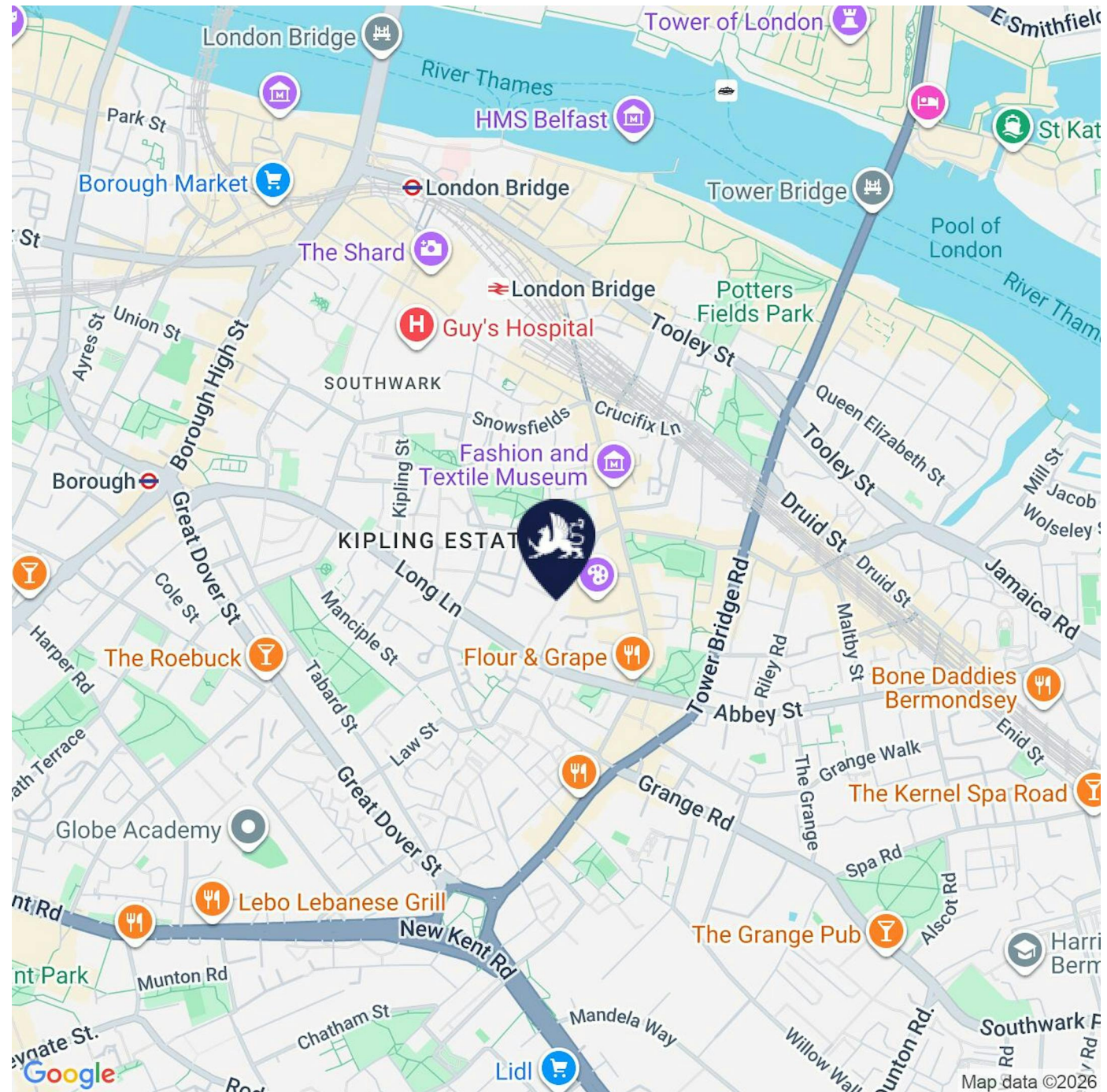
Borough 0.5 Miles



Elephant and Castle 0.8 Miles



Monument 0.8 Miles





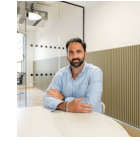
Accommodation

Name	sq ft	sq m	Availability
Ground	1,950	181.16	Available

Rents, Rates & Charges

Lease	New Lease
Rent	On application
Rates	£43,000 per annum
Service Charge	£6,000 per annum
VAT	On application
EPC	D (98)

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com

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