



**STIRLING
ACKROYD**

FOR SALE

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

3,803 sq ft

For Sale - 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 the ground and lower ground floors in this mixed use modern development. Currently arranged as two separate self-contained offices, it can easily be adapted for use as one with air conditioning throughout.

Both floors offer largely open-plan workspace, with multiple meeting rooms, kitchen/breakout areas and WCs with one shower. 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



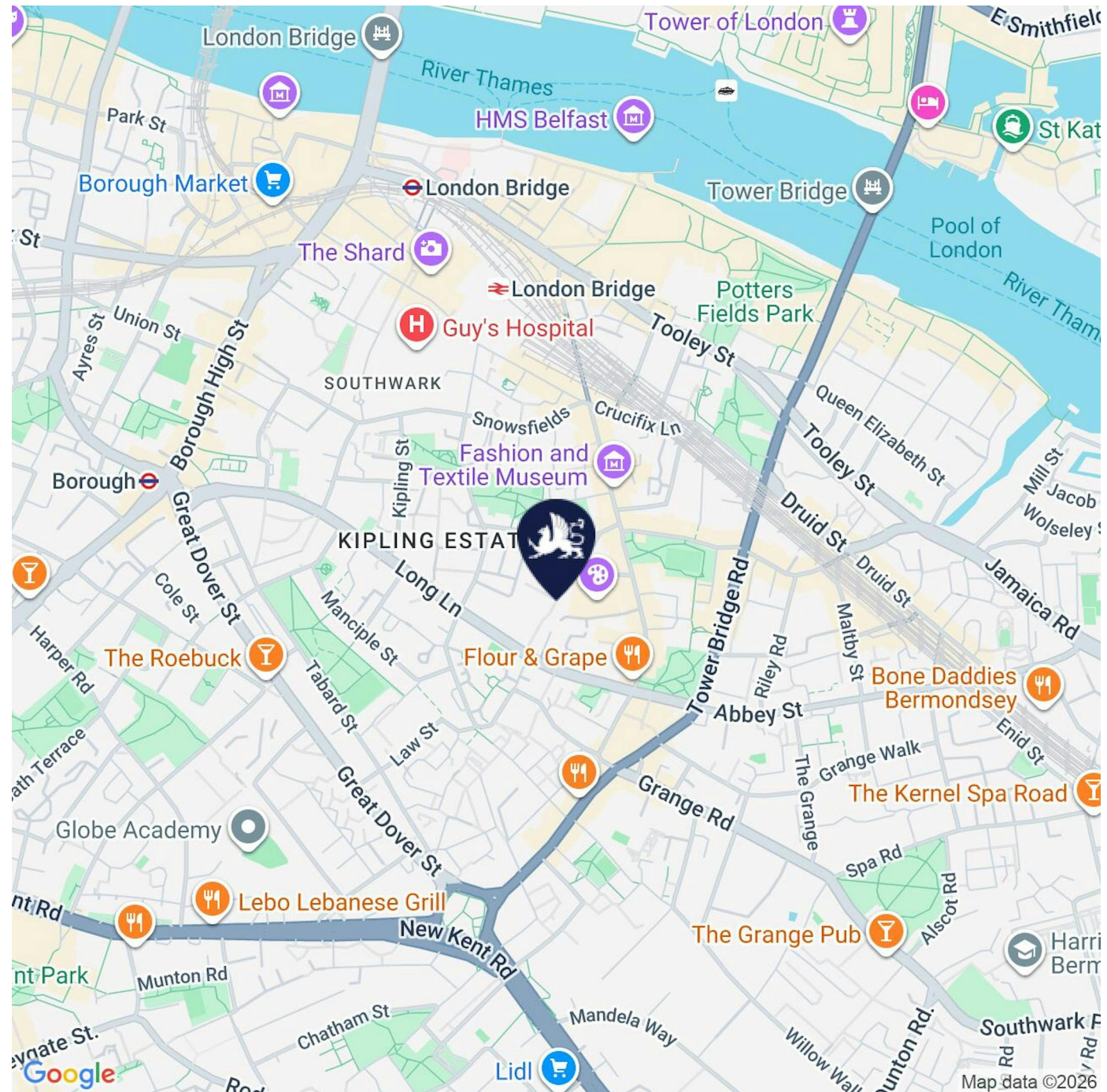
Borough 0.5 Miles



Elephant and Castle 0.8 Miles



Monument 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	1,853	172.15	Available
Ground	1,950	181.16	Available

Rents, Rates & Charges

Price	£1,575,000
Rates	£43,000 per annum
Service Charge	£6,000 per annum
VAT	On application
EPC	D (98)

Viewing & Further Information



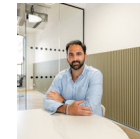
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