

**COMMERCIAL UNIT
FOR SALE/TO LET
1,578 SQ FT (147 SQ M)**

KALMARs

COMMERCIAL

020 7403 0600



166B TOWER BRIDGE ROAD, LONDON, SE1 3LZ

LOCATION:

The property is prominently located approximately 250 meters South of Tower Bridge and 0.6 miles from London Bridge Station, which offers a direct route to the City, West End, and Docklands via the Northern, Jubilee, and Overground lines. Bermondsey Street, Maltby Street Market and Shad Thames, which host a variety of restaurants, bars, and cafes, are within walking distance.

DESCRIPTION:

Character commercial unit available immediately, currently used as an office and due for refurbishment. The office is rectangular in shape and currently laid out with an open-plan office area and three glass-partitioned meeting rooms/private offices. The office has a kitchenette and two toilets, one with a shower. Also features natural light on two sides with elements of exposed brickwork, wooden flooring and a concrete ceiling.

Long Leasehold available is a 999 years from 25th December 2002





SIZE: 1,578 Sq Ft (147 Sq M)



RENT: £67,000 New Lease

SALE PRICE: £1,025,000 O.I.R.O.



COSTS:

BUSINESS RATES PAYABLE: £18,838
(2024/25)

SERVICE CHARGE: approx £3,567
(2024/25)

VAT: VAT is payable on the rent and
service charge.

LEGAL COSTS: Both parties to pay
their own legal costs.



VIEWINGS:

By arrangement with the owner's sole
agents KALMARs Commercial.



CONTACT:

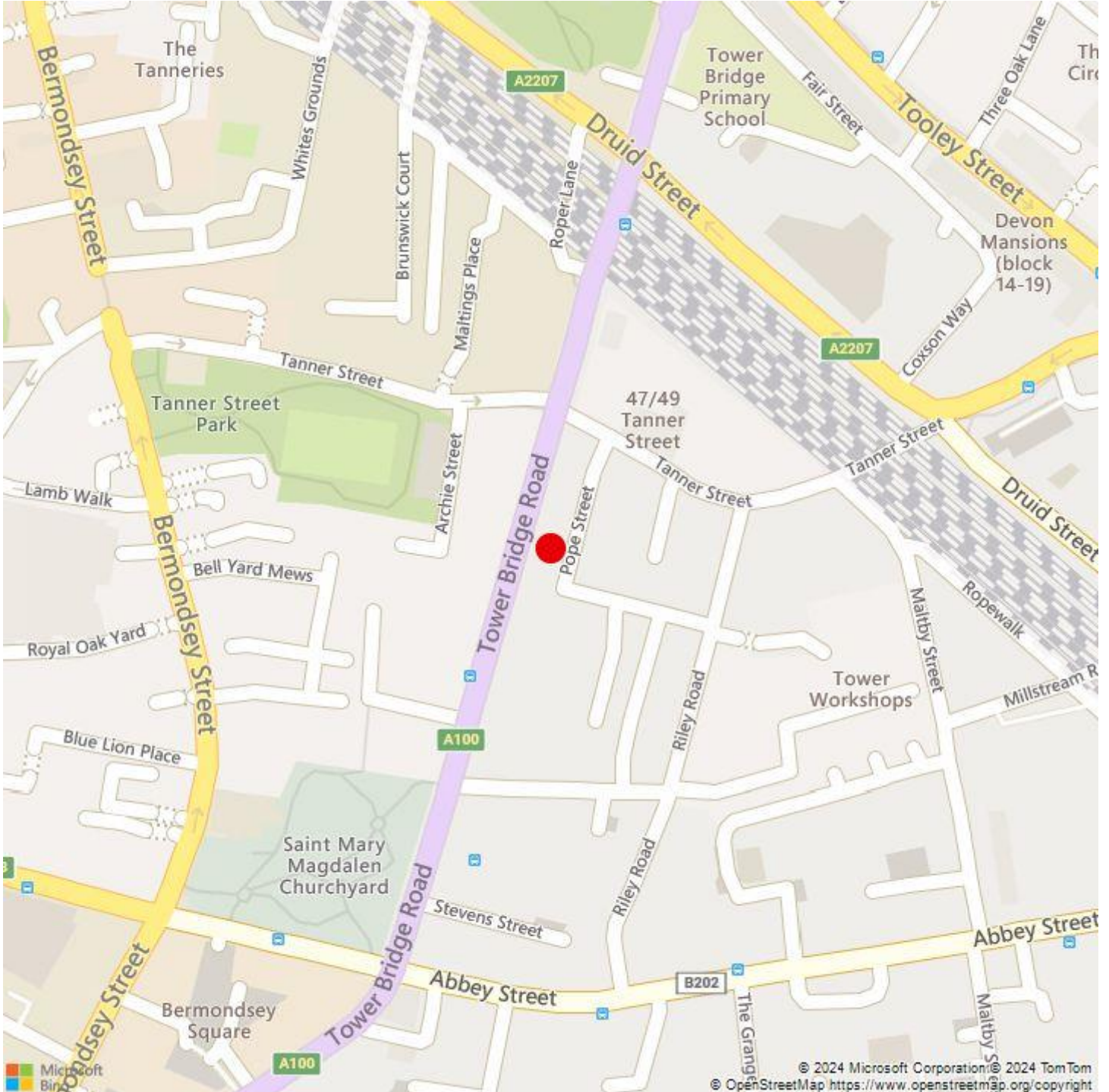
Joel Dela Cruz

07815 114738

joeldc@kalmars.com

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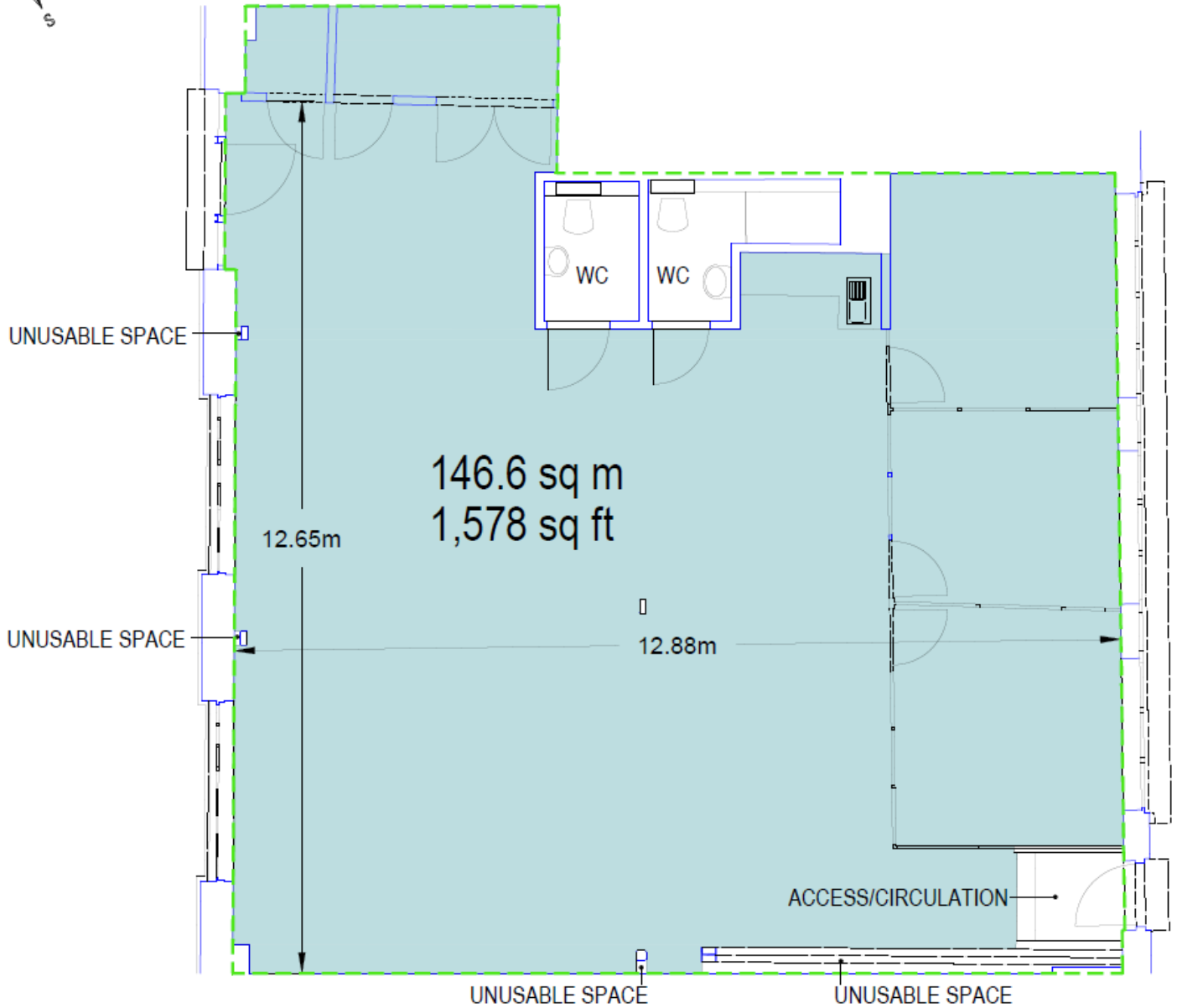
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