



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Unit 3, 9 Bell Yard Mews,
Bermondsey Street
London SE1 3UY**

**MODERN FIRST FLOOR OFFICE – 1,932 SQFT
AVAILABLE – FOR SALE | GUIDE PRICE: £966,000**

Summary

- **Size:** 179 sqm / 1,932 sqft (Net Internal Area – First Floor)
- **Use Class:** E (Commercial, Business & Service)
- **Condition:** Most recently used as an open-plan office and presented in excellent condition
- **Tenure:** Long leasehold – 978 years remaining
- **Suitors:** Owner-occupiers or investors
- **EPC:** Band B
- **Guide Price:** £966,000+ VAT (approx. £500 per sqft)
- **Joint Agents:** Henshall & Partners / Field & Sons

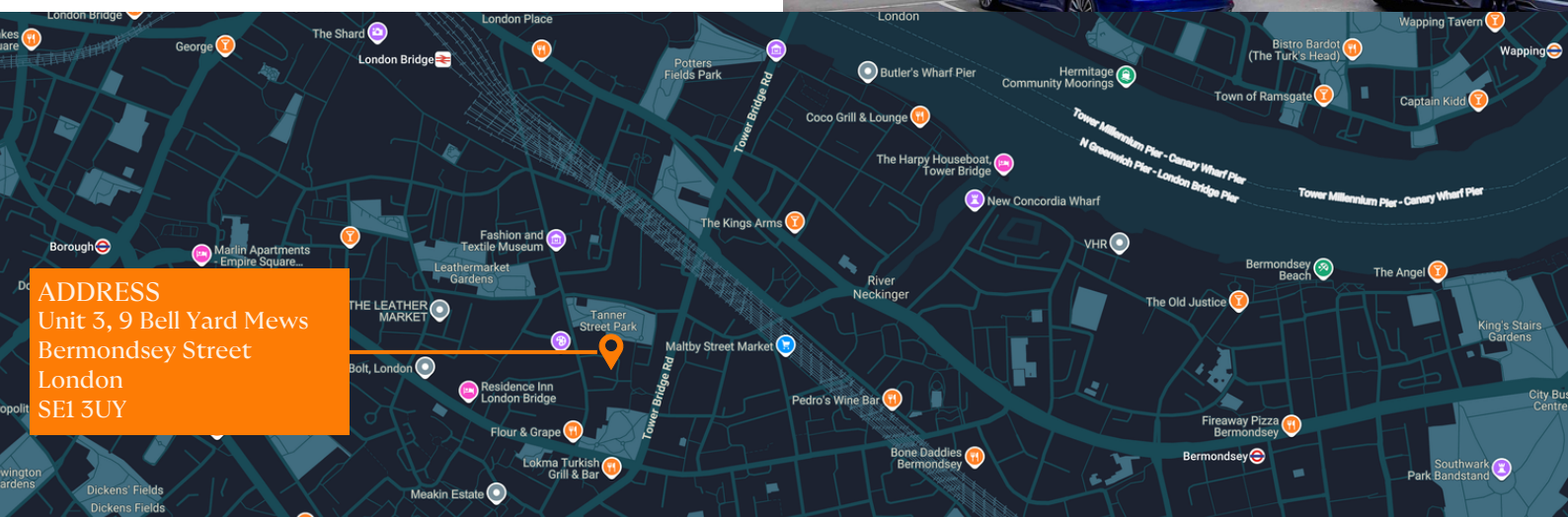
Description

Located within a mixed-use mews development just off the vibrant Bermondsey Street, this modern first-floor office offers a stylish and functional workspace in a quiet courtyard setting—ideal for focused working while being moments from local amenities.

- Open-plan office layout with kitchenette
- Two glazed partitioned offices/meeting rooms
- Bike storage facility
- Excellent natural light
- Lift and stair access

Location

- Just off vibrant Bermondsey Street with cafés, bars & shops
- Short walk to London Bridge Station (Jubilee, Northern & Rail)
- Surrounded by creative businesses & cultural landmarks
- Prime SE1 location popular with media & tech sectors
- Quiet mews setting with excellent local amenities



Long Leasehold

A 978-year leasehold interest is being made available to purchasers, derived from a 999-year lease granted on 25th December 2003.

Service Charge

Annual service charge payable to the freeholder, currently £21,432 per annum.

Business Rates

The current annual rates payable to Southwark Council are estimated at £31,115 per annum.

Terms

Guide Price: £966,000 (approx. £500 per sqft)

VAT: Applicable on the sale price

Joint Agents: Henshall & Partners / Field & Sons



CONTACT US



+44 (0) 207 125 0377

info@henshallandpartners.co.uk

www.henshallandpartners.co.uk

FIELD & SONS
COMMERCIAL

+44 (0) 207 234 9639

com@fieldandsons.co.uk

www.fieldandsons.biz

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP..