



Modern office space in Basement in trendy Bermondsey London Bridge SE1 - Available Now

Fabulous and very well located modern basement office space available for letting in London Bridge SE1. The office benefits from being situated in a Prime Southbank spot, in a mews just off the very trendy Bermondsey Street located right next door to the new White Cube Gallery.

The offices are modern, very secure, open-plan and in the basement with a large light well. Flexible lease options are available. Approx. 675+ square feet of lettable space and can very comfortably accommodate 8-10 people plus filing space.

The space is located 0.6 miles from London Bridge station which offers easy transport communications to the City, West End, Docklands, famous Borough & Antiques market and Southern Fringe. Bermondsey offers an array of independent bars, shops, cafés and retail outlets and is a rapidly growing hub for the creative industry.

Details about the space are as follows:

- It is self-contained with separate access, very secure with door entry system, Intercom, CCTV and roller shutters front & back.
- There is CAT5, telephone and broadband connections
- Leasehold £14,000.00 plus vat (rent portion only)
- Plus costs of £9303.50 plus vat – incl Rates, electricity, heating, cleaning, service charges, recycling, light replacement & repairs & maintenance
- Lettable space - 675 Sq Ft / 63 Sq M excluding entry, stairwell and toilet facilities
- The office is furnished with 8 desks, chairs and filing cabinets.
- The tenants share toilet facilities with one other tenant.

It is a fabulous space, in the heart of London Bridge which has cafes, restaurants, galleries, markets and buzz of Bermondsey Street!

A real desirable place for staff and clients to come to.

Check out our website www.elanmeetingrooms.co.uk. Call **02074031500** or e-mail **bernadette.Teuma@elanand.co.uk**



Elan & Co Chartered Certified Accountants

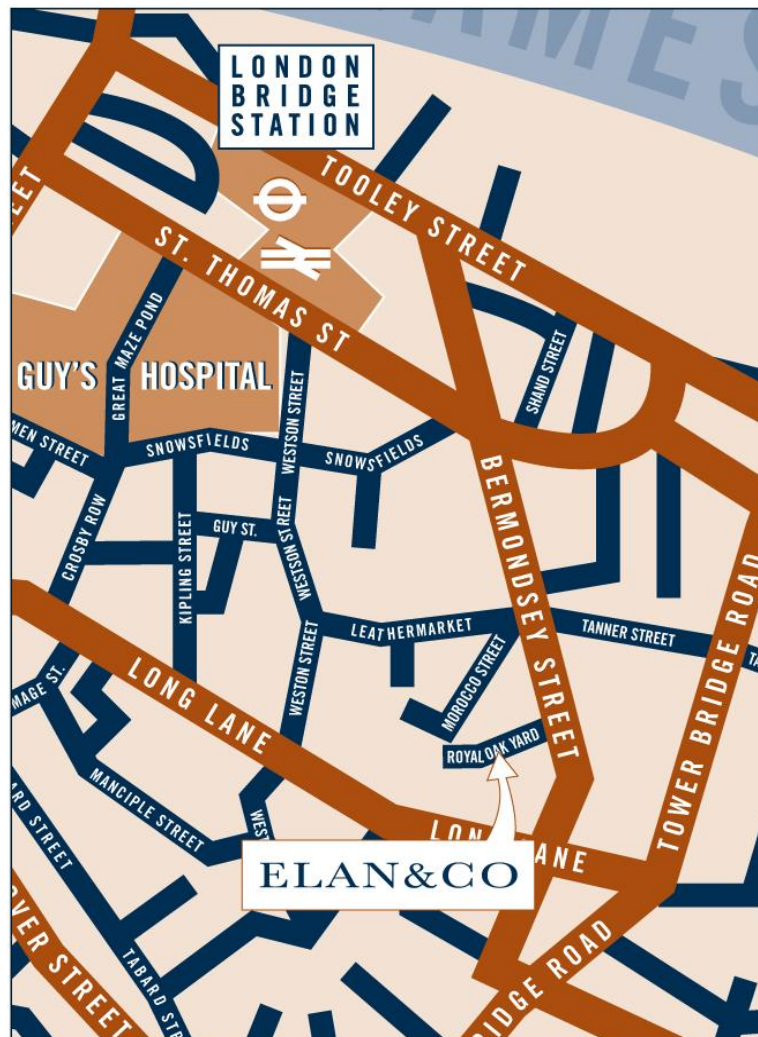
Elan & Co is a trading name of Elan & Co LLP. Registered in England and Wales, registration number OC320737. The registered office address is

Unit 3, Cedar Court, 1 Royal Oak Yard London, SE1 3GA (off 156 Bermondsey St)

Phone: 020 7403 1500 info@elanand.co.uk www.elanand.co.uk



How to find us



How to Find Us

By Walk: Elan & Co is well located in the heart of London Bridge, and London Bridge station is less than a 10 minute walk away.

By Car: With nearby on-site managed car parks near Guys Hospital and easy access to the motorway network, driving a car is another option, however the location is within the congestion charging zone.

By Rail: The nearest train station is London Bridge and Elan & Co is approx. 8 minutes walk. Take the exit facing Guys Hospital, then take a left for St. Thomas Street. Then a right at Bermondsey Street at the junction. We are situated halfway up Bermondsey Street at 156 Bermondsey St on the right hand side in Royal Oak Yard.

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