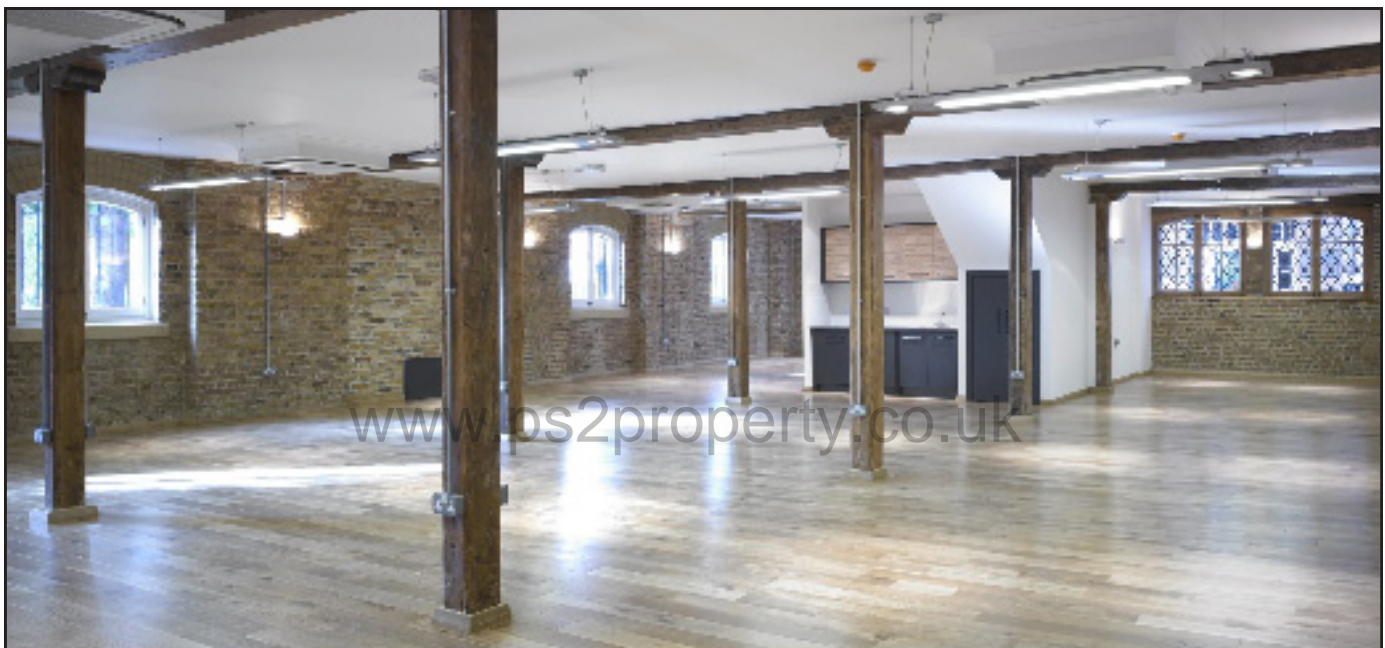


TO LET

BANKSIDE

**7 TYERS GATE
LONDON, SE1**



APPROXIMATELY 1,960 SQ FT (182 SQ M)

AIR CONDITIONED SELF CONTAINED

STUDIO OFFICE TO LET

**Edward
Symmons**

020 7955 8454

www.espbankside.com



LOCATION

The property is situated off Bermondsey Street, within a short walk of London Bridge mainline and underground stations (Northern Line). The immediate vicinity has undergone significant improvement and regeneration in recent years and boasts many new restaurants, cafes and bars. The property overlooks a public park.

ACCOMMODATION

The office is situated on the entire ground floor of a former warehouse conversion and has recently been refurbished to a high standard. The accommodation is arranged in open plan and benefits from excellent natural light. Access is arranged via a private entrance lead to Tyers Gate.

The Approximate Net Internal Floor Area is 1,960 sq ft (182 sq m).

AMENITIES

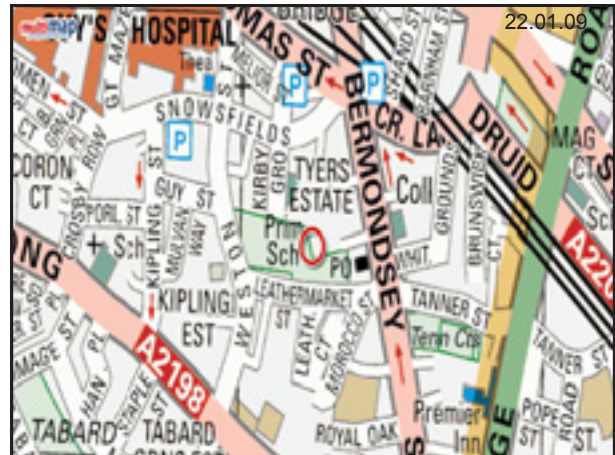
- Warehouse Conversion
- Wooden Floors
- Exposed original beams and brickwork
- Kitchenette
- Shower and disabled wc
- Air Conditioning

RENT

£60,000 per annum exclusive.

COSTS

Rates payable: £6,084 per annum.



VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

SERVICE CHARGE

£2,000 per annum.

VIEWING

By appointment through joint letting agents.

CONTACT

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

