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.

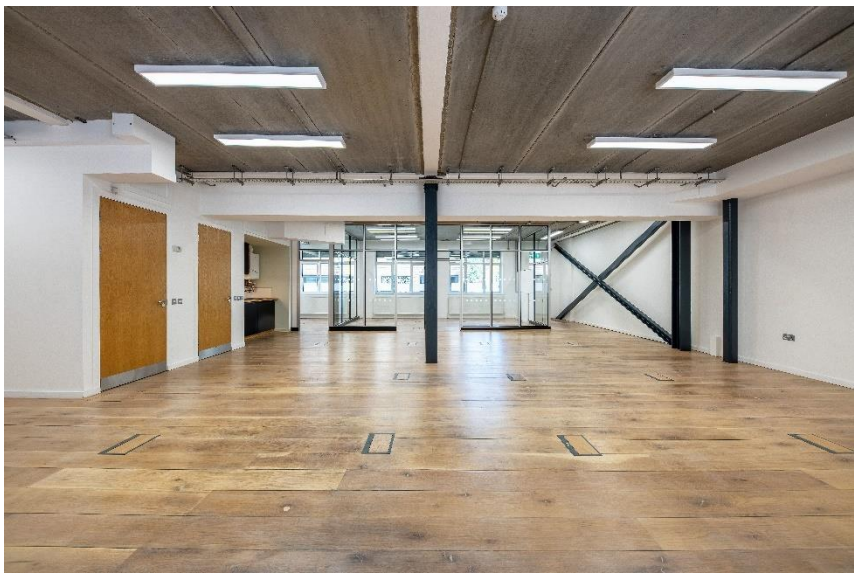
DESCRIPTION:

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.

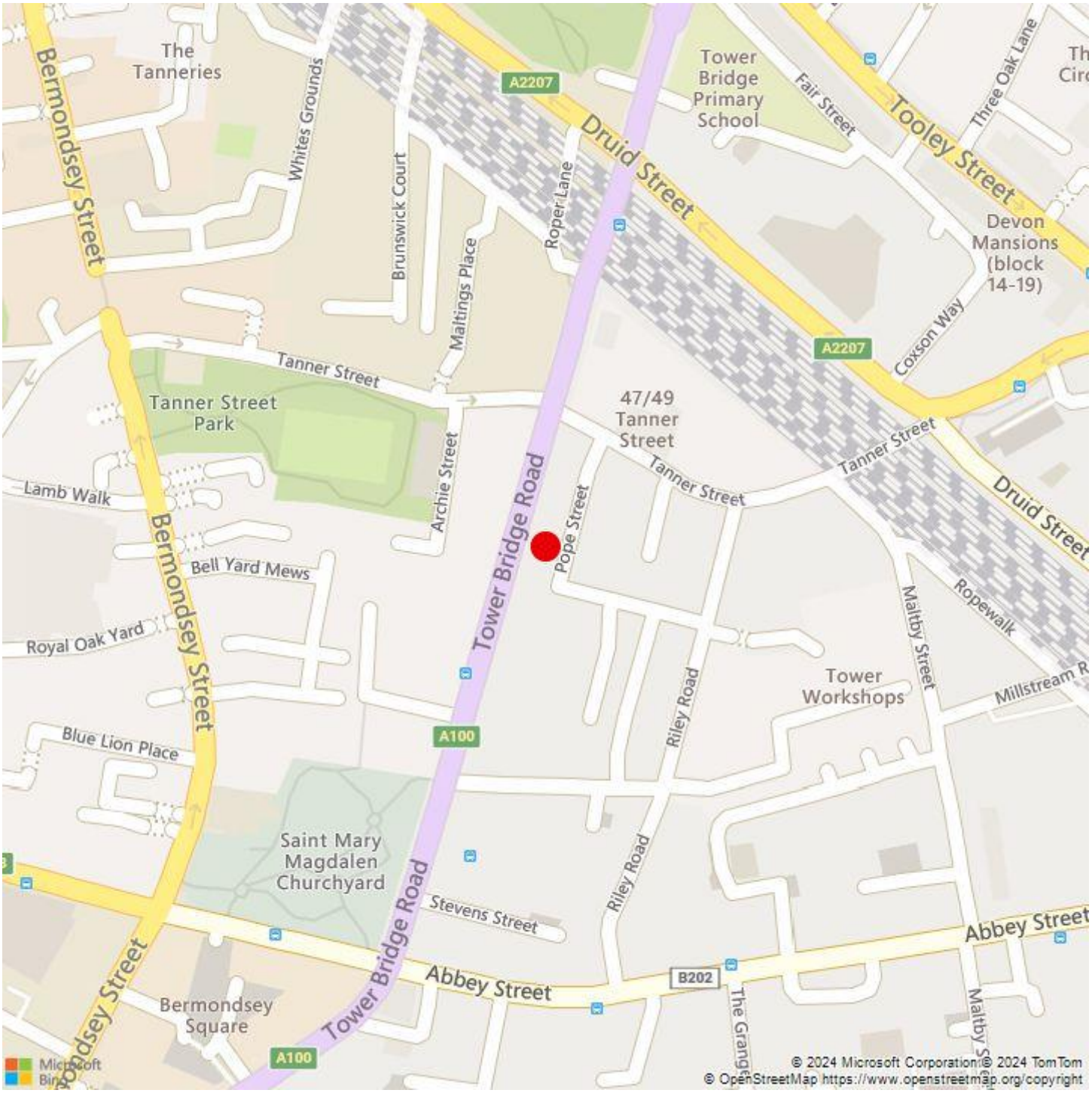
VIEWINGS:

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

CONTACT:

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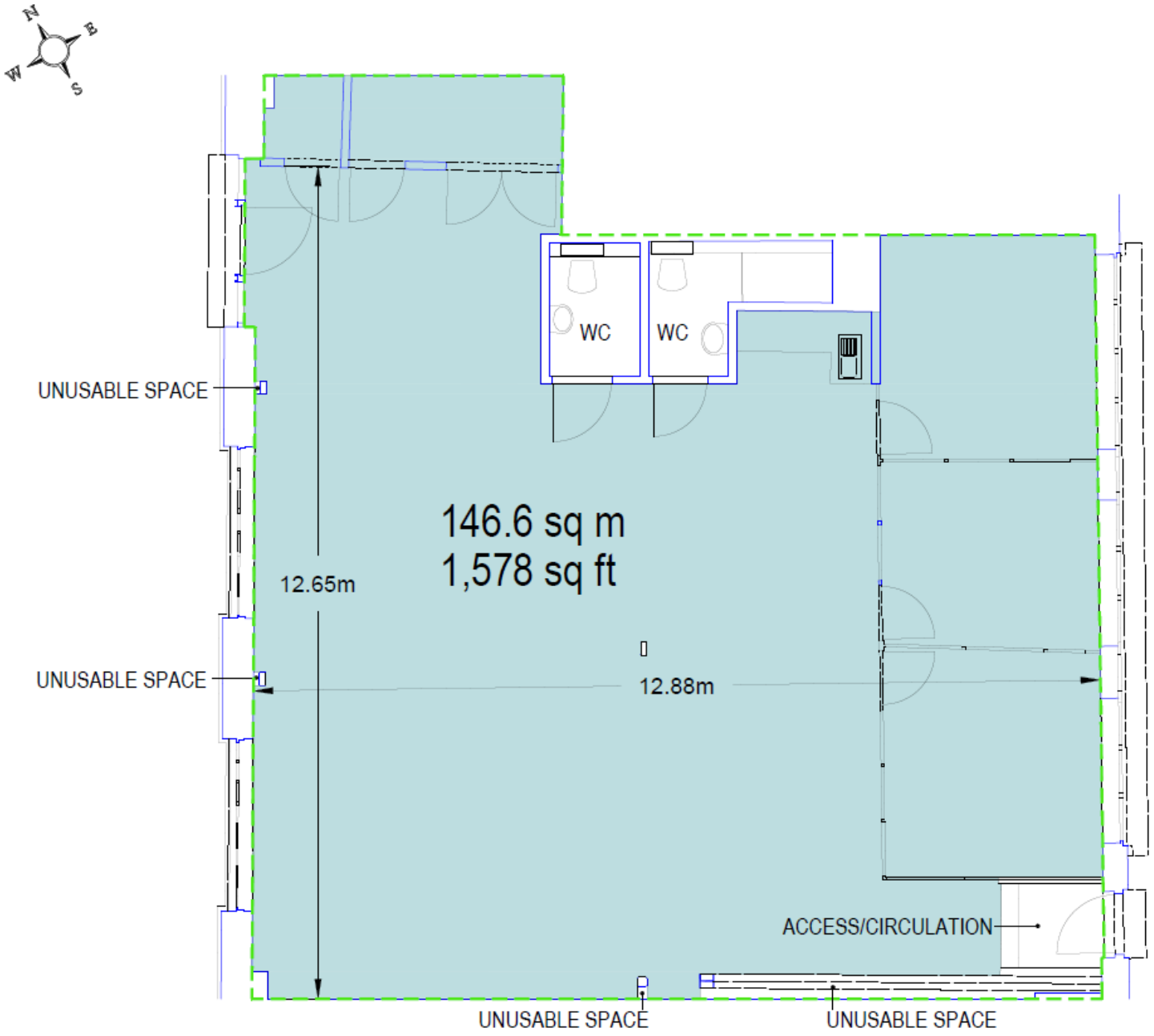
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All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

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FLOOR PLAN



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