

# Peer Group PLC

Property Investment, development and management



## Character Office To Let

Lloyds Wharf, 2 Mill Steet, London, SE1 2BD

1,621 sq. ft. (150.6 sq. m)



SUBJECT TO CONTRACT

# Lloyds Wharf, 2 Mill Street, London, SE1 2BD

## LOCATION

Located on Mill Street within an area of high quality character offices and residential accommodation. The surrounding locality offers an array of coffee shops, restaurants and bars with views over the River Thames close by. London Bridge and Bermondsey Stations are within walking distance providing easy access to the City, West End and the South.

## DESCRIPTION

The self-contained property has been recently fully refurbished to provide premium high quality contemporary office accommodation within an attractive converted warehouse building. The premises are arranged over ground and mezzanine floors with separate kitchen and WCs on ground floor.

## AMENITIES

- High ceilings and excellent natural daylight
- Character warehouse Building
- Stylish open plan
- New exposed services
- Gas central heating
- Separate kitchenette and WCs

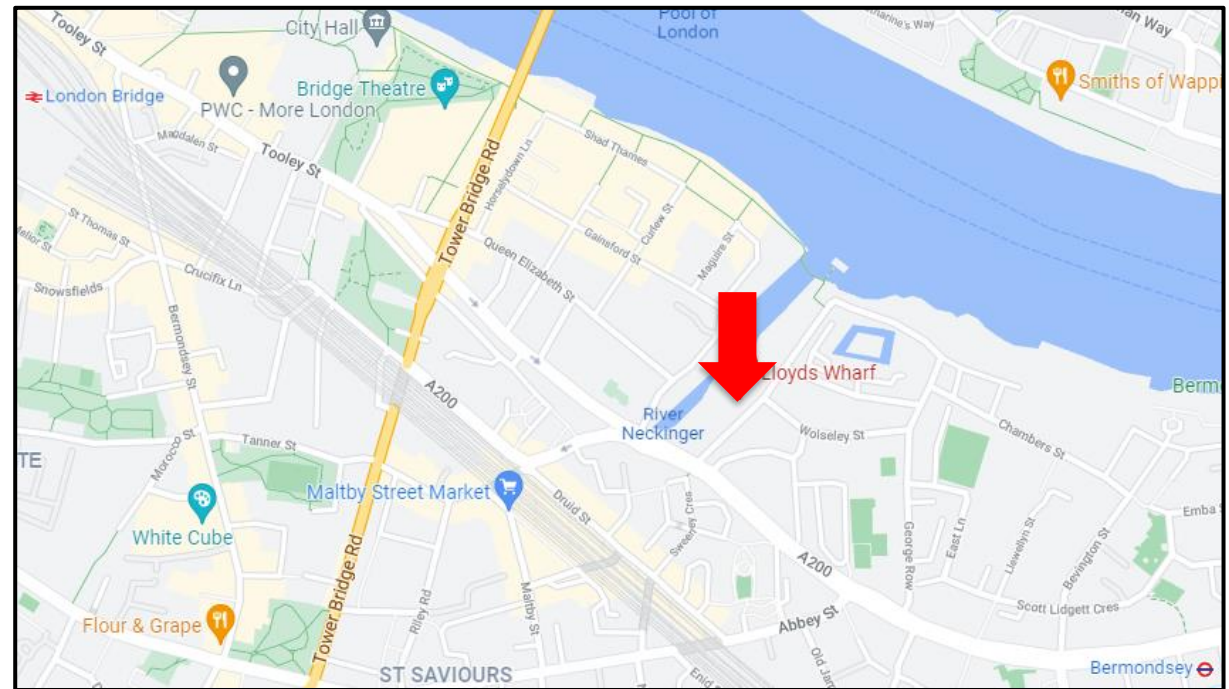
## ACCOMMODATION

Net Internal Area:

Floor	Sq. ft.	Sq. m.
Ground	1,165	108.24
First Floor	456	42.40
Total	1,621	150.6

## TERMS

New flexible Lease available directly from the Landlord.



## RENT

£55,000 p.a.

## SERVICE CHARGE

Approx. £6,065 p.a.

## BUSINESS RATES

To be confirmed.

## ENERGY PERFORMANCE

### CERTIFICATE

D-76 (EPC available on request).

## LEGAL COSTS

Each party bear their own costs.

## VAT

The property is elected for VAT.

## VIEWING DIRECTLY WITH LANDLORD:



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A property owned and managed by Peer Group PLC  
[www.peergroup.com](http://www.peergroup.com)

## MISREPRESENTATION

You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Peer Group and its employees have no authority to make any representation or give any warranty in relation to this property.

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