
AVAILABLE NOW
THE WILLOWS
REFURBISHED OFFICES | LIGHT INDUSTRIAL | TO LET
2,034 - 6,253 SQ FT
32 SECURE CAR PARKING SPACES AVAILABLE
THE WILLOWS | WILLOW WALK | LONDON | SE1 5SY
BURTON ALES

WELL LOCATED UNITS TO RENT NEAR LONDON BRIDGE WITH AMPLE PARKING

The Willows is a commercial development in SE1, comprising 6 units. The units provide a range of sizes and allow for various uses, including offices, light industrial and alternative uses, subject to planning.

The units are situated in an attractive secure courtyard with substantial private parking.

Units 4, 5 & 6 have undergone extensive refurbishment works to provide Cat A accommodation, which is heated and cooled via air source pumps.

Willow Walk is located close to Bermondsey Street, SE1 which has an eclectic mix of bars, cafés and eateries.

A 20 minute walk away, London Bridge Station is a major transport hub offering speedy overground access to Waterloo station in 4 minutes and Charing Cross in 9 minutes. King's Cross station is 11 minutes via the underground.

FLOOR PLANS



ACCOMMODATION

	SQ FT	SQ M
Unit 4	2,185	203
Unit 5	2,034	189
Unit 6	2,034	189
TOTAL	6,253	581

AVAILABLE INDIVIDUALLY OR COMBINED

EPC RATING A/B

BRAND NEW M&E

EV CHARGING POINTS

LED LIGHTING

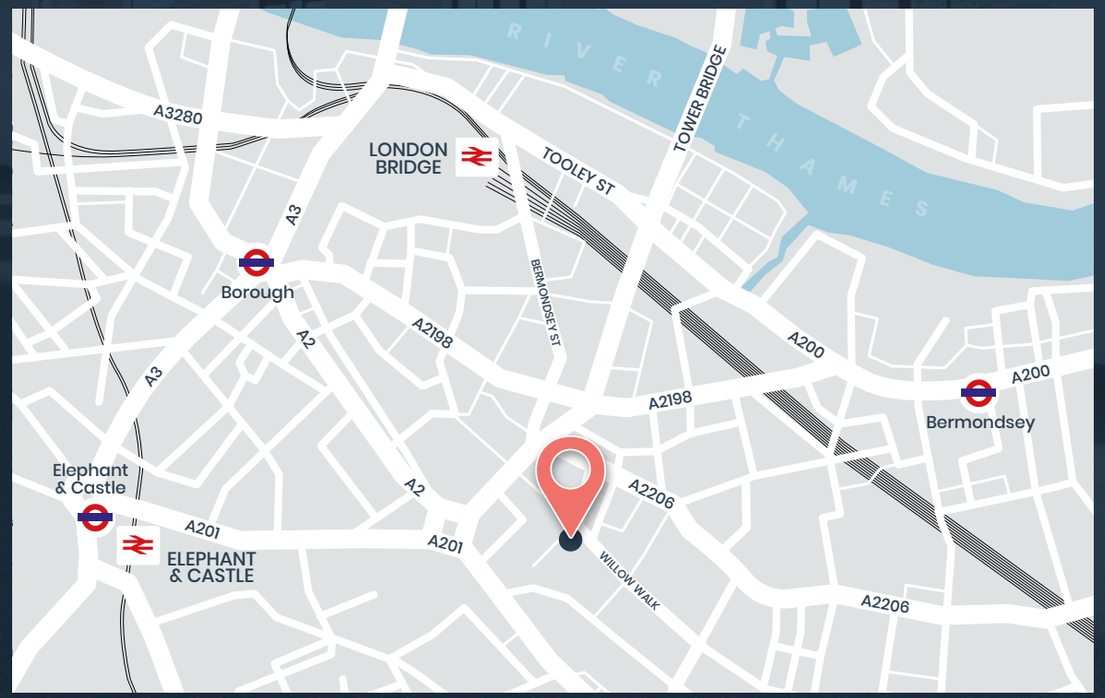
AIR SOURCE HEAT PUMPS

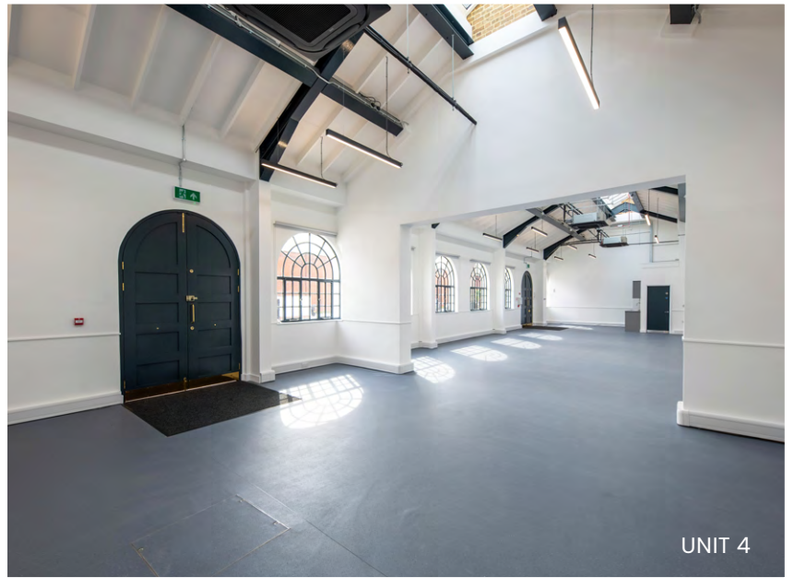
EXCELLENT NATURAL LIGHT

AMENITIES / SPECIFICATION

- HEATED/COOLED REFURBISHED UNITS
- 32 CAR PARKING SPACES
- ROOFS REPLACED IN 2024
- CAT A FLEXIBLE ACCOMMODATION
- SELF-CONTAINED WITH DEMISED WCs
- EXPOSED CEILING SERVICES
- NEW KITCHENETTES
- MECHANICAL VENTILATION (UNITS 5&6)
- EXTENSIVE COURTYARD WORKS
- SECURE COURTYARD (FOB ACCESS)
- WALKING DISTANCE TO LONDON BRIDGE
- CLOSE TO TRENDY BERMONDSEY ST







UNIT 4

CAT A FLEXIBLE ACCOMMODATION

UNIT 5



SPACE TO MAKE YOUR OWN

UNIT 6 CGI

FURTHER INFORMATION

RENT
Upon application.

RATES
Please rely on your own investigations.

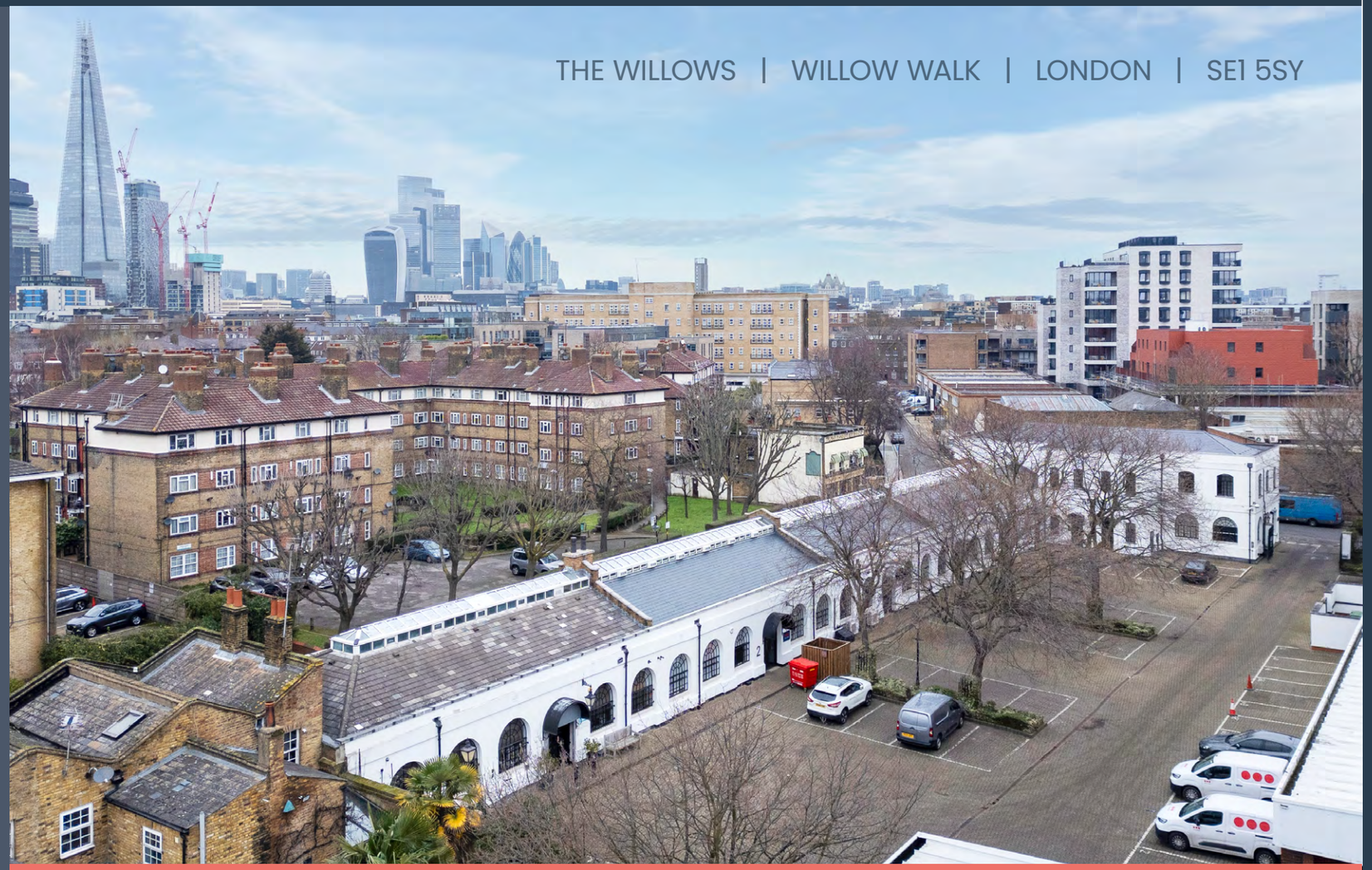
SERVICE CHARGE
A copy of the service charge is available upon request.

ENERGY PERFORMANCE
Unit 4 - EPC A.
Units 5 & 6 – EPC B.

ANTI-MONEY LAUNDERING
To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP and Kalmars for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. June 2026.
Designed by **threesixtygroup**



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