

USP.

Arches
33-36 Bear Lane
London SE1 0UH

**6 RAILWAY ARCHES & YARD
IN CENTRAL SE1 TO LET**

2,174 - 13,708 SQ FT GIA

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020 3757 7777





Description

RARE OPPORTUNITY - 6 ARCHES & YARD IN CENTRAL SE1 TO LET

A rare opportunity to lease a series of 6 internally connected railway arches with 2 yards totalling c7,000 in the heart of the South Bank. These arches benefit from excellent transfer links, situated in between Southwark (Jubilee line) and London Bridge Stations (Jubilee line, Northern line & National Rail).

These 6 railway arches have excellent ceiling heights, are immediately available and benefits from two access points on Bear Lane and Dolben Street via two secure yards.

The arches will suit a variety of uses, but not limited to: F&B, food/artisan markets, leisure, storage, distribution, fabrication and workshops.



Arches, 33-36 Bear Lane, London,
SE1 0UH



Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Unit 16	Available	2,519	POA
Unit 15	Available	2,282	POA
Unit 14	Available	2,174	POA
Unit 13	Available	2,207	POA
Unit 12	Available	2,185	POA
Unit 11	Available	2,314	POA

Amenities

Excellent Ceiling Heights

Access From Both Aspects

Loading Doors

Central SE1 Location

Self Contained Secure Yards/Parking:
c7,000

3 Phase Power

All interconnected

Flexible lease available





Location

This site is within the London's Southbank which is an area home to some of London's greatest attractions, as well as historic riverside walks, atmospheric markets and iconic new landmarks.

Bear Lane lies in SE1 to the South of the River Thames and to the east of Blackfriars Road. It is very close to The Tate Modern, Bankside Commercial Centre with its many restaurants, and the Cut with its many theatres pubs and restaurants.

Transport links into SE1 are excellent. Within walking distance of Bear Lane is; Blackfriars, London Bridge and Waterloo railway stations and underground stations. Closest of all is Southwark underground station which is served by the Jubilee line with direct links to Mayfair and Canary Wharf.

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Further Information

A new lease available directly from the landlord with rolling development breaks after 12 months.

Rent

£15 PSF

Service Charge

TBC

Rates

Rateable Value approx. £7 psf.

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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

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