

USP.

1 Bevington Path, London,
SE1 3PL

**Low Cost Self-Contained Office**

**9,740 SQ FT**

usp.london
020 3757 7777

## Accommodation

| Floor | Availability | Area (sq ft) |
|---|---|---|
| First Floor | Available | 3,902 |
| Ground Floor | Available | 5,838 |

## Amenities

| | |
|---|---|
| Self-contained | Situated in private gated courtyard |
| Exposed brick walls and industrial features | Double height reception area |
| Two outside terraces | Under floor trunking |
| Air-conditioning | WCs and shower |








## Description

1 Bevington Path is a self-contained office building situated in a private gated courtyard directly off Tanner Street.

It is arranged over ground floor and a galleried, column free, first floor with pitched roof. The office is likely to suit budget conscious and creative industries (for the last 15 years has been occupied by a music company).

There is the opportunity either to rent the space following the landlord undertaking refurbishment works ( guide rent £30 per sq ft) or to rent as seen with existing fit out in place at a lower rent to be agreed.

The property is located just to the east of Tower Bridge Road and a short distance from Bermondsey Street with its numerous restaurants and bars. Maltby Street Market is immediately adjacent. London Bridge station is within 10 minutes walk.

## Further Information

New lease for a term by arrangement

**Rent**
Guide rent £30 per sq ft

**Service Charge**
Not applicable

**Rates**
Approx £15 per sq ft per annum payable

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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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