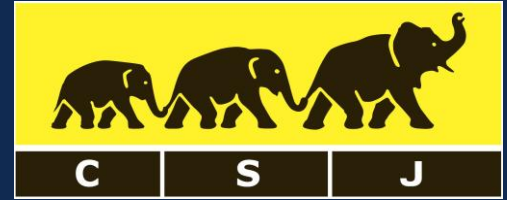


OFFICE
FOR SALE/TO LET
3,550 SQ FT (330 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



020 8545 0591



**UNIT 10 BICKELS YARD, 151-153 BERMONDSEY STREET, LONDON,
SE1 3HA**



LOCATION:

The office is ideally situated on the sought-after Bermondsey Street, renowned for its unique blend of independent boutiques, art galleries, and vibrant dining scene. Notable restaurants like Jose Pizarro, known for its Spanish tapas, and Flour & Grape, popular for its fresh pasta and wine selection, contribute to the street's distinctive character. Excellent transport links are provided by the newly refurbished London Bridge Station (approximately 650m), which is within walking distance, offering access to the West End, the City, Docklands, and the South East.



DESCRIPTION:

Available immediately, this refurbished office space is located on the first floor of Bickels Yard, a modern courtyard office development.

The unit is finished to a high specification, including air-conditioning, raised floors, and underfloor trunking, and the building features a lift. The office receives excellent natural light via a combination of large double-glazed windows and part glass block walls.

The space is primarily open-plan with the flexibility to create partitioned meeting rooms or private offices. The accommodation forms an L-shape around the courtyard.





SIZE: 3,550 Sq Ft (330 Sq M)



RENT: £120,000 per annum

SALE PRICE: £1,700,000



COSTS:

VAT: VAT is payable on the rent and service charge.

SERVICE CHARGE: To be confirmed
RATES PAYABLE: £76,590 (2025/26)

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

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



CONTACT:

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CSJ Property

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