

Unit 2 Cedar Court, 1 Royal Oak Yard, London, SE1 3GA

Fabulous and very well-located modern basement plus ground floor office space is available for sale in London Bridge SE1. The office benefits from being situated in a Prime Southbank spot, in a mews just off the very trendy Bermondsey Street located right next door to the new White Cube Gallery. Total 1258 sq ft space excluding entry, stairwell and toilet facilities. The office is modern, very secure, and open-plan. The office is furnished with desks, chairs, and filing cabinets. The tenants share toilet facilities with one other tenant and have access to hire an onsite 12-seater modern and equipped meeting room. The space is located 0.6 miles from London Bridge station which offers easy transport communications to the City, West End, Docklands, famous Borough & Antiques market and Southern Fringe. Bermondsey offers an array of independent bars, shops, cafés, and retail outlets and is a rapidly growing hub for the creative industry. It is a fabulous environment for office workers who can benefit from the numerous cafes, restaurants, galleries, markets and buzz of Bermondsey Street! A real desirable place for staff and clients to come to.

Modern: Secure: Meeting Room: Kitchen: Guest cloakroom: Double glazing: Video Entry: Open Plan
Furnished: Next to London Bridge: EPC Rating: C

Price: £POA







Terms and Condition

Lease Term: 999 years from 1/1/2002 to 31/12/3001

Ground Rent: £250 pa Doubles every 25 years to a maximum of £4,000 pa

Service Charges: £5495 pa

Southwark Business Rates: £13,598 pa

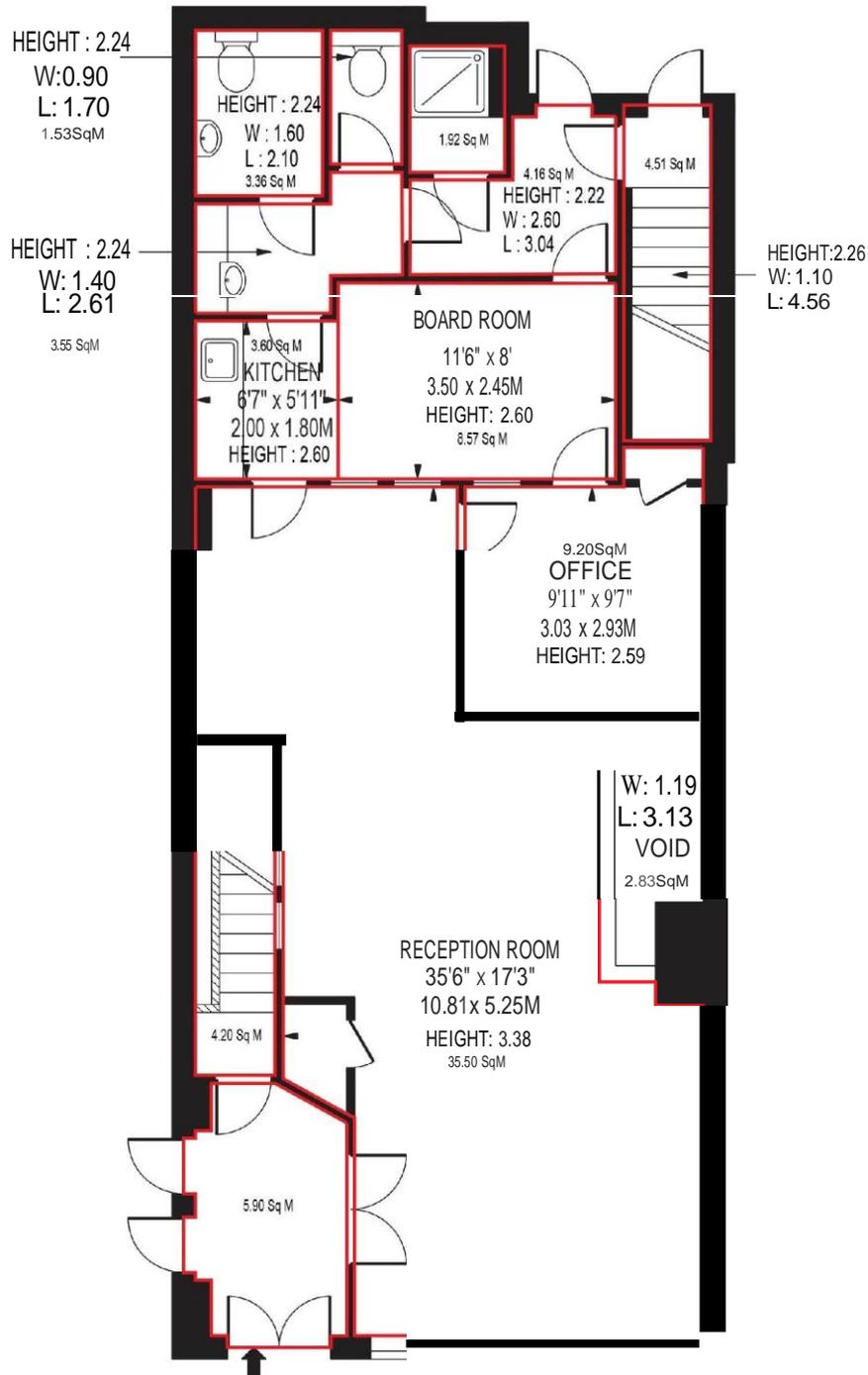
Disclaimer

These particulars have been produced as a general guide for this property only and for no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent nor joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly, any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme of which we are a member.

CEDAR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1035 SQ FT - 96.12 SQ M
(EXCLUDING VOID)



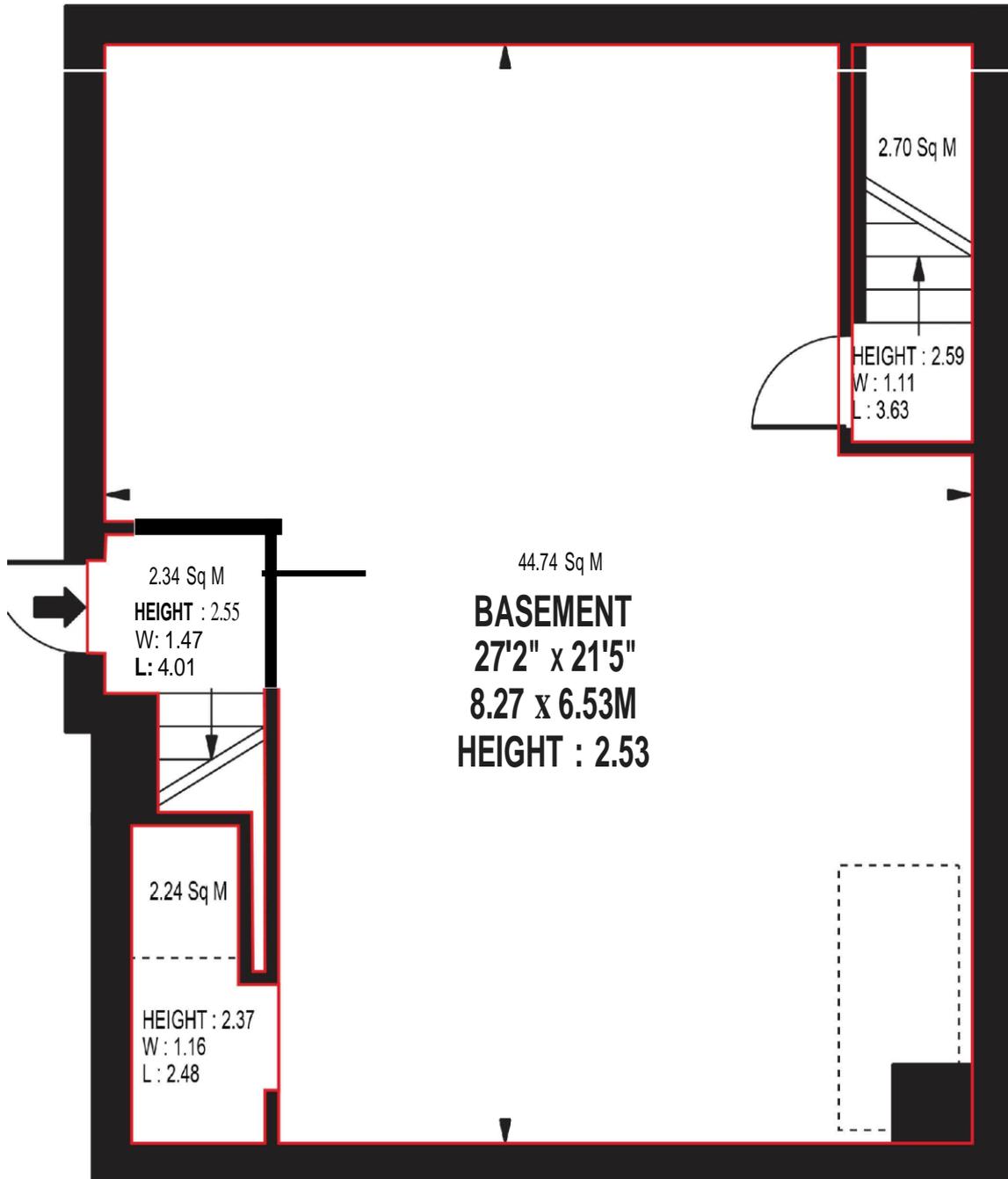
GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

CEDAR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 553 SQ FT - 51.41 SQM



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Energy Performance Certificate (EPC)

Energy performance certificate (EPC)

Unit 2
Cedar Court
1 Royal Oak Yard
LONDON
SE1 3GA

Energy rating

C

Valid until: 27 September 2028

Certificate number: 0320-0138-3109-8921-8002

Property type

B1 Offices and Workshop businesses

Total floor area

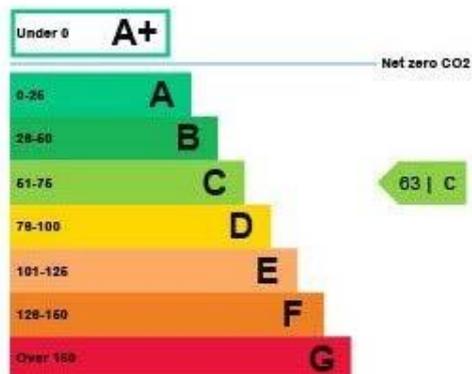
139 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

93 | D