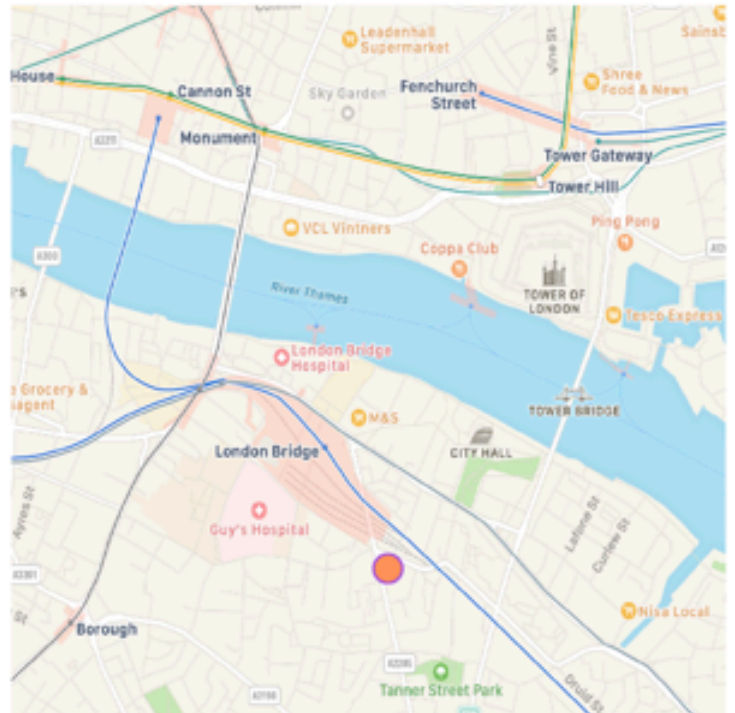




## Offices to Let 1,575 – 3,171 Sq ft

**Vintage Yard** 60-61 Bermondsey Street, SE1

*Exceptional Fitted "Plug & Play" Offices, Moments from London Bridge*



### Description

Vintage Yard is a development comprising two office buildings formed around a central courtyard. The available office space is accessed via a gated courtyard behind 59 Bermondsey Street.

The 2<sup>nd</sup> and 3<sup>rd</sup> floors have benefited from a comprehensive refurbishment and provide brand new exceptional plug & play office space.

*An additional 1,425 sq ft unit is also available in an interlinking building giving a total of 4,596 sq ft on an identical lease term pattern.*

### Location

Situated within 5 minutes walk of London Bridge mainline and underground Station and the iconic Shard, this modern office building is on the east side of Bermondsey Street. It enjoys the amenities of one of the South Bank's most vibrant commercial localities.

### Floor Areas

FLOOR	SQ FT	STATUS
3 <sup>rd</sup>	1,575	Available
2 <sup>nd</sup>	1,596	Available
<b>Total</b>	<b>3,171</b>	<b>Together or Separately</b>

### Contact us **bbg** real estate advisers



**Ben Hodder**  
+44 7880 242 178  
ben.hodder@bbgreal.com

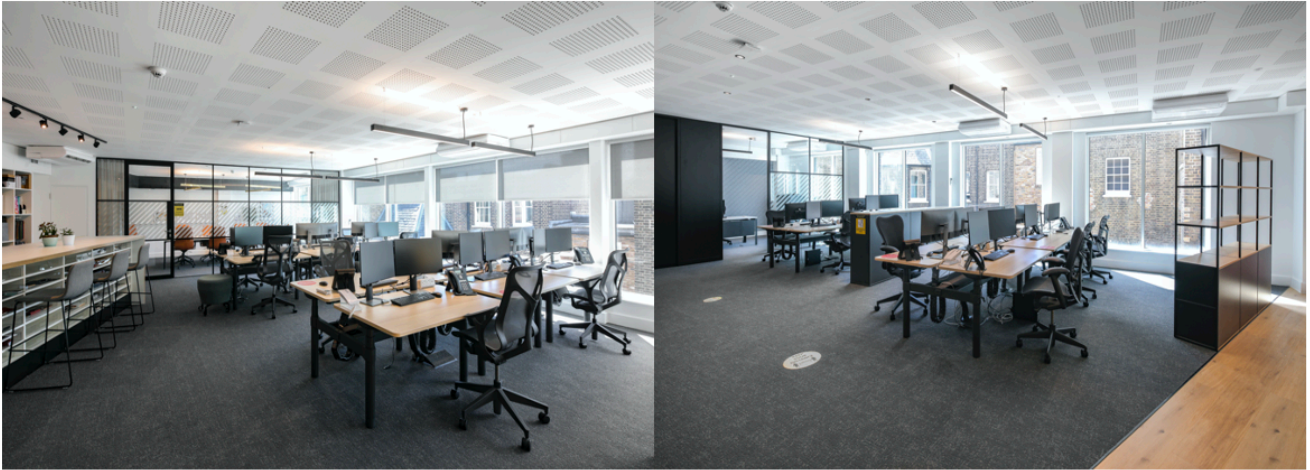


**Fred Pope**  
+44 7880 242 177  
fred.pope@bbgreal.com



**Nick Jones**  
+44 7584 133 468  
nick.jones@bbgreal.com





## Amenities *Virtual Tours Available on Request*

- Plug & play – fibre enabled with CAT 5 cabling
- New Comfort cooling
- Wood effect floor/ carpeting
- 19 work stations
- Plaster ceilings with inset LED lighting
- Raised floors
- Fitted with meeting rooms, phone booths and video conferencing
- Fully furnished
- Passenger lift
- Kitchenettes on each floor and lockers
- WC facilities
- Shower to 2<sup>nd</sup> floor
- Bike spaces in gated courtyard



### TERMS:

Either: By way of a sub-lease for a term until 2023 on a contracted out basis at quoting rent of £59.50 per Sq ft.

Or on a short term leases (1 year or less).

Or by way of an assignment for a term until June 2024 with a tenant only break at January 2023. Rent upon application.

### RATES: S/CHARGE: VAT: EPC:

£14.14 - £16.01 per sq ft p.a (est 20/21)

£8.77 per sq ft p.a. (est.)

The property is elected for VAT purposes.

Full EPC available on request.

