

3 Tyers Gate

London, SE1 3HX

**Characteristic self-contained
3k sqft modern warehouse
space, perfect for creative
occupiers wanting to be
close to London Bridge.**

3,052 sq ft
(283.54 sq m)

- Original Characteristic Features
- Private outdoor space
- Self Contained Building
- To be refurbished by the landlord - specification to be confirmed
- Gated Driveway - 2 car parking spaces
- 1x large meeting room
- Walking distance to London Bridge
- Perimeter Trunking
- Air Conditioning

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Summary

Available Size	3,052 sq ft
Rates Payable	£16 per sq ft
Rateable Value	£91,500
Service Charge	N/A
Car Parking	2 Private Car Parking spaces included within the property
EPC Rating	C

Description

3 Tyers Gate is a characteristic fully self-contained property, which comprises over 3k sqft of modernised warehouse space arranged over 3 floors. The property boasts a private outside area to the rear as well as up to 2 car parking spaces, via a gated driveway.

The current configuration includes, a warm welcome area with soft furnishing, open plan desking, meeting rooms, creative studio space, large open kitchen space as well as multiple WC's and a shower.

There are incredible original historic features throughout the property which emphasises the property's charm.

The property will be refurbished by the landlord (specification to be confirmed) with completion in Q1 2025.

Location

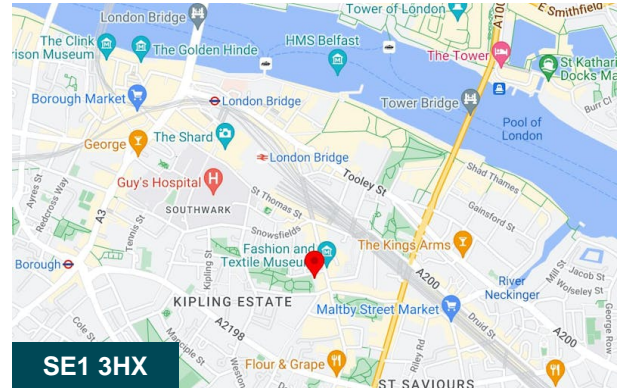
Tyers Gate is a tranquil street, adjacent to the vibrant and popular Bermondsey Street which offers a plentiful choice of bars and restaurants. The property is a short walk from London Bridge mainline and Underground stations.

The River Thames and Borough Market are also within walking distance and the property boasts multiple green spaces nearby that includes the landscaped Leathermarket Gardens and Tanner Park, where there are bookable tennis courts.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,035	96.15	Coming Soon
1st	1,175	109.16	Coming Soon
2nd	842	78.22	Coming Soon
Total	3,052	283.53	



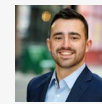
Viewing & Further Information



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