



**STIRLING
ACKROYD**

TO LET / FOR SALE

**9 Hestia House, City
Walk, London, SE1 3ES**

1,950 sq ft

For Sale - contemporary
modern offices arranged
over ground floor in the
heart of Bermondsey



VIDEO TOUR

stirlingackroyd.com



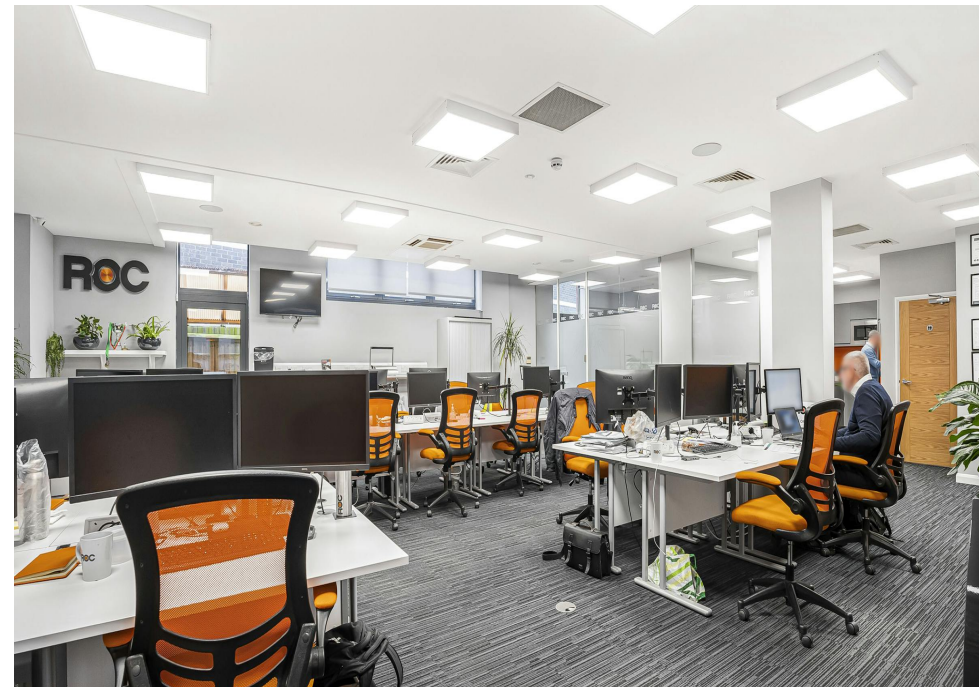
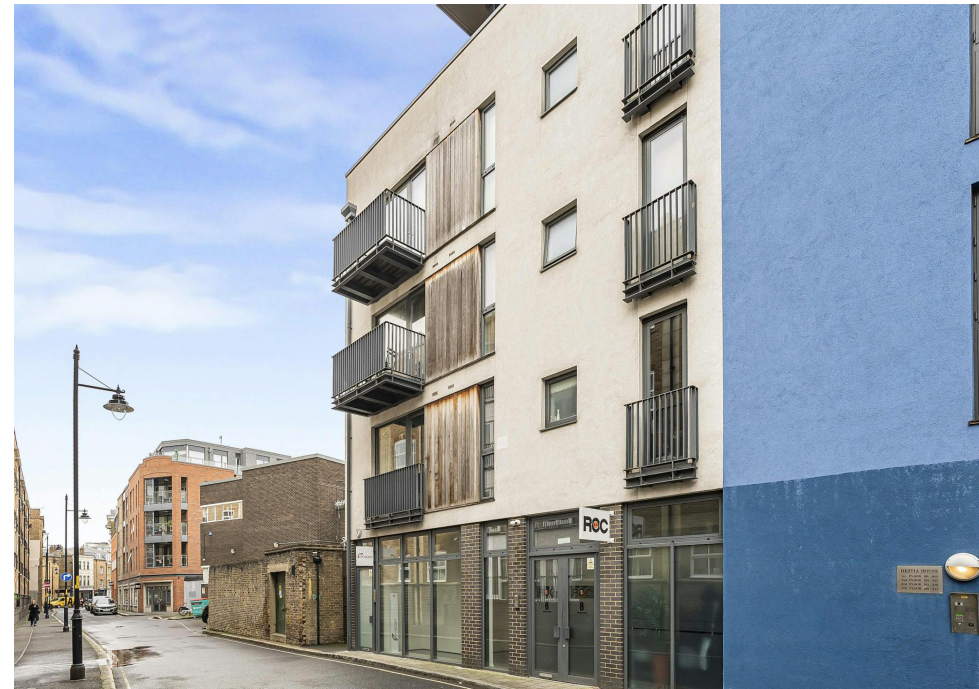
Description

Hestia House offers contemporary office space arranged over the ground floor in this mixed use modern development.

The floor offers largely open-plan workspace, with multiple meeting rooms, kitchen/breakout areas and WCs with one shower. It also benefits from access to an external space to the rear which would lend itself to bike stores but also landscaping to create an attractive external seating area.

Key points

- Self contained office
- Ideal for owner occupier
- Multiple meeting rooms
- Air conditioning throughout
- WCs and shower facilities
- External courtyard and lean-to
- Moments from the vibrant Bermondsey Street



Location

Located on City Walk, the southern end of Morocco Street, and moments from the vibrant Bermondsey Street and directly behind the White Cub Gallery. The area is very much an “in trend” location for commercial occupiers from creative, tech and design industries in search of offices and a vibrant social scene to appeal to talent.

A variety of cafes, bars and restaurants are on the doorstep of Hestia House to include Watch House Coffee, Fuckoffee, Gails and Comptoir alongside The Woolpack, Fleurie, The Leather Exchange and Bermondsey Corner. Destination venues such as the Vinegar Yard, Maltby Market and Borough Market are within walking distance.

London Bridge Station boasts excellent connections including a direct links to Crossrail at Farringdon Station via Thameslink, underground and overground lines.

Transport Links



London Bridge 0.4 Miles



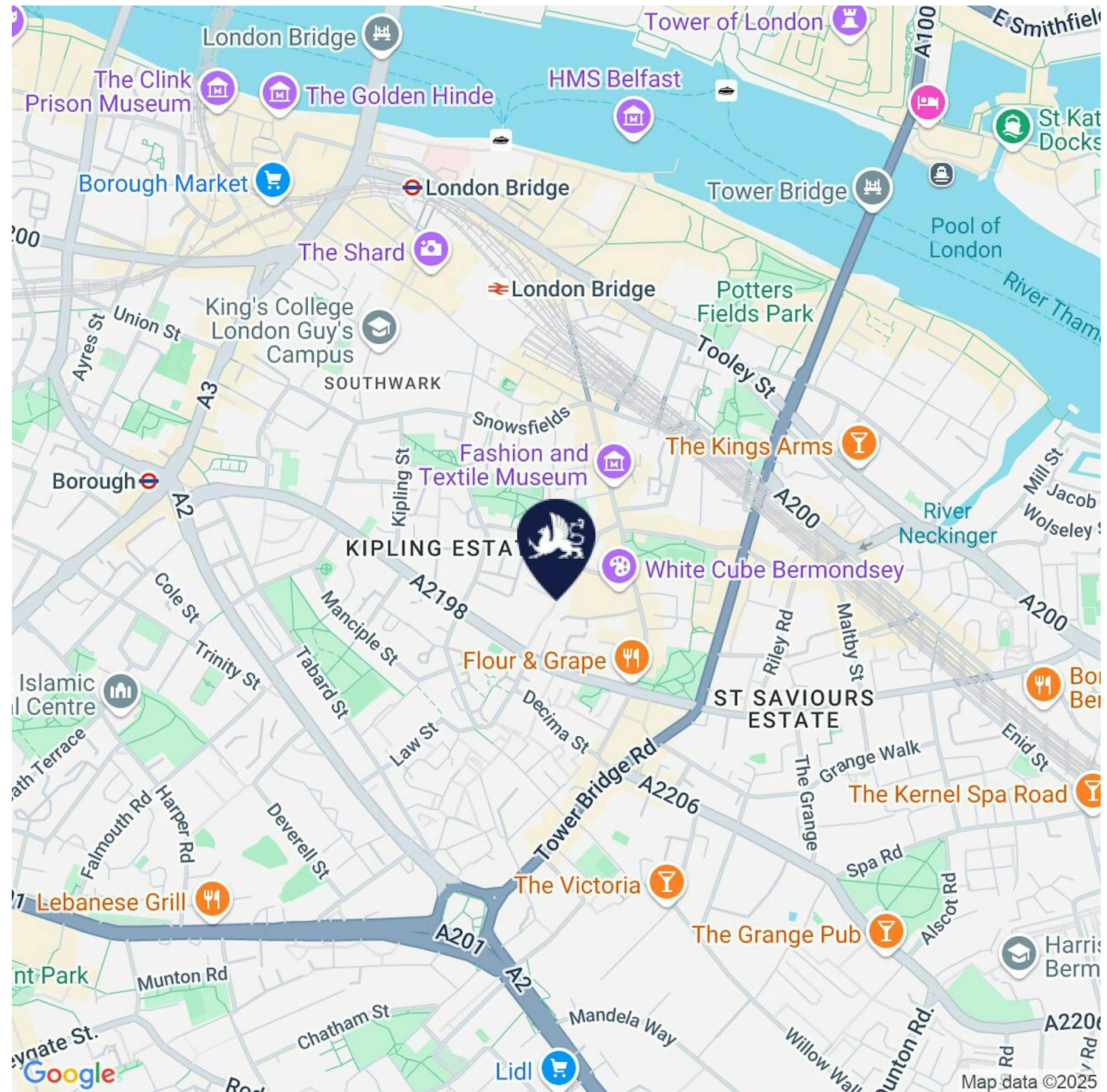
Borough 0.5 Miles



Elephant and Castle 0.8 Miles



Monument 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,950	181.16	Available

Rents, Rates & Charges

Lease	New Lease
Rent	On application
Price	£975,000
Rates	£21,600 per annum
Service Charge	£6,000 per annum
VAT	On application
EPC	D (98)

Viewing & Further Information



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