



**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



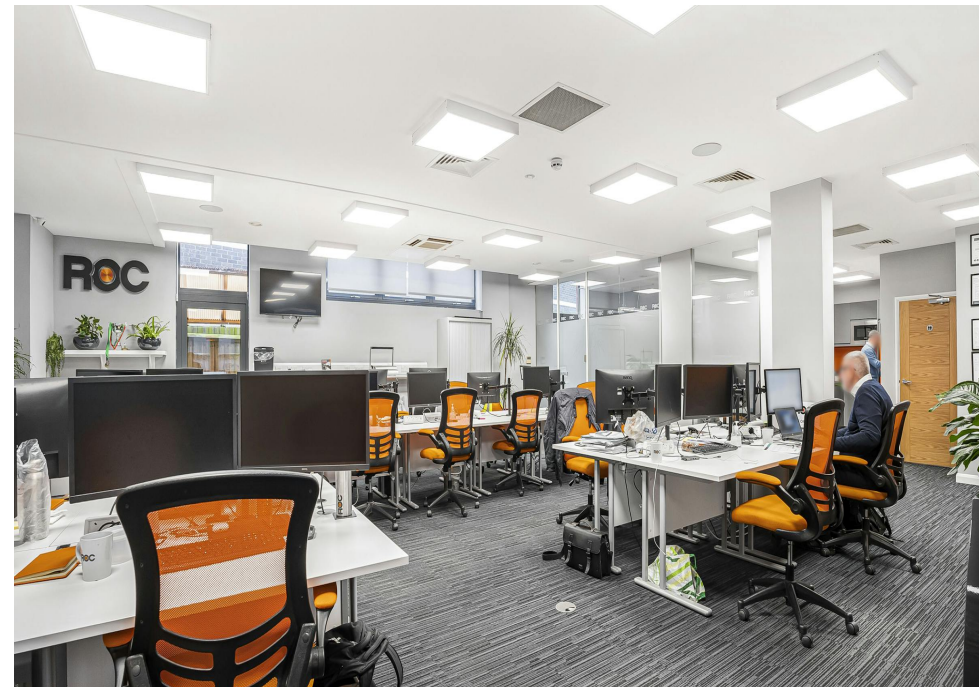
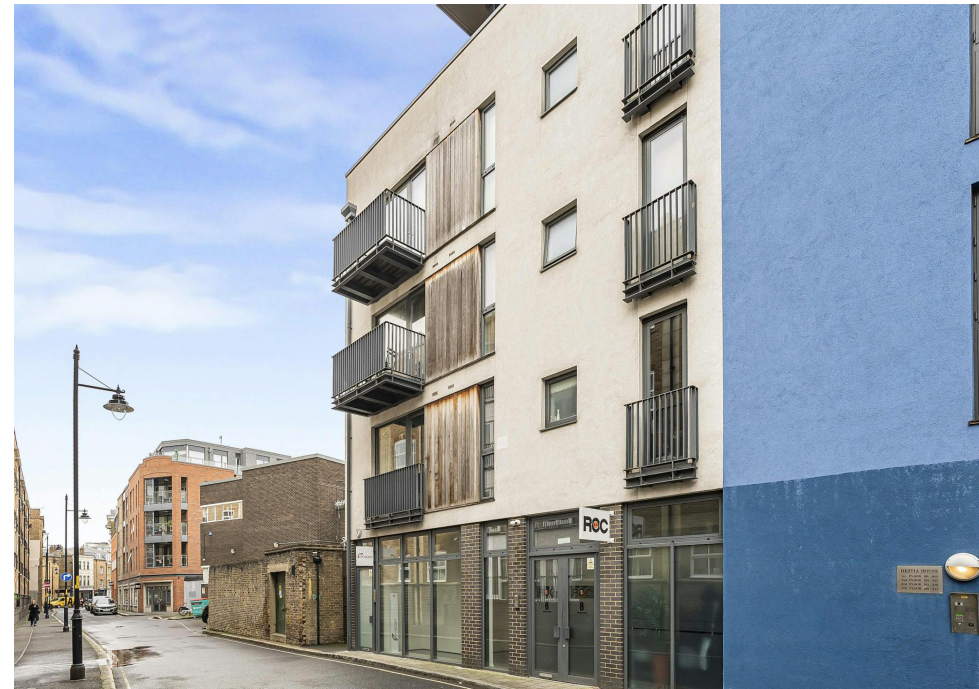
Description

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



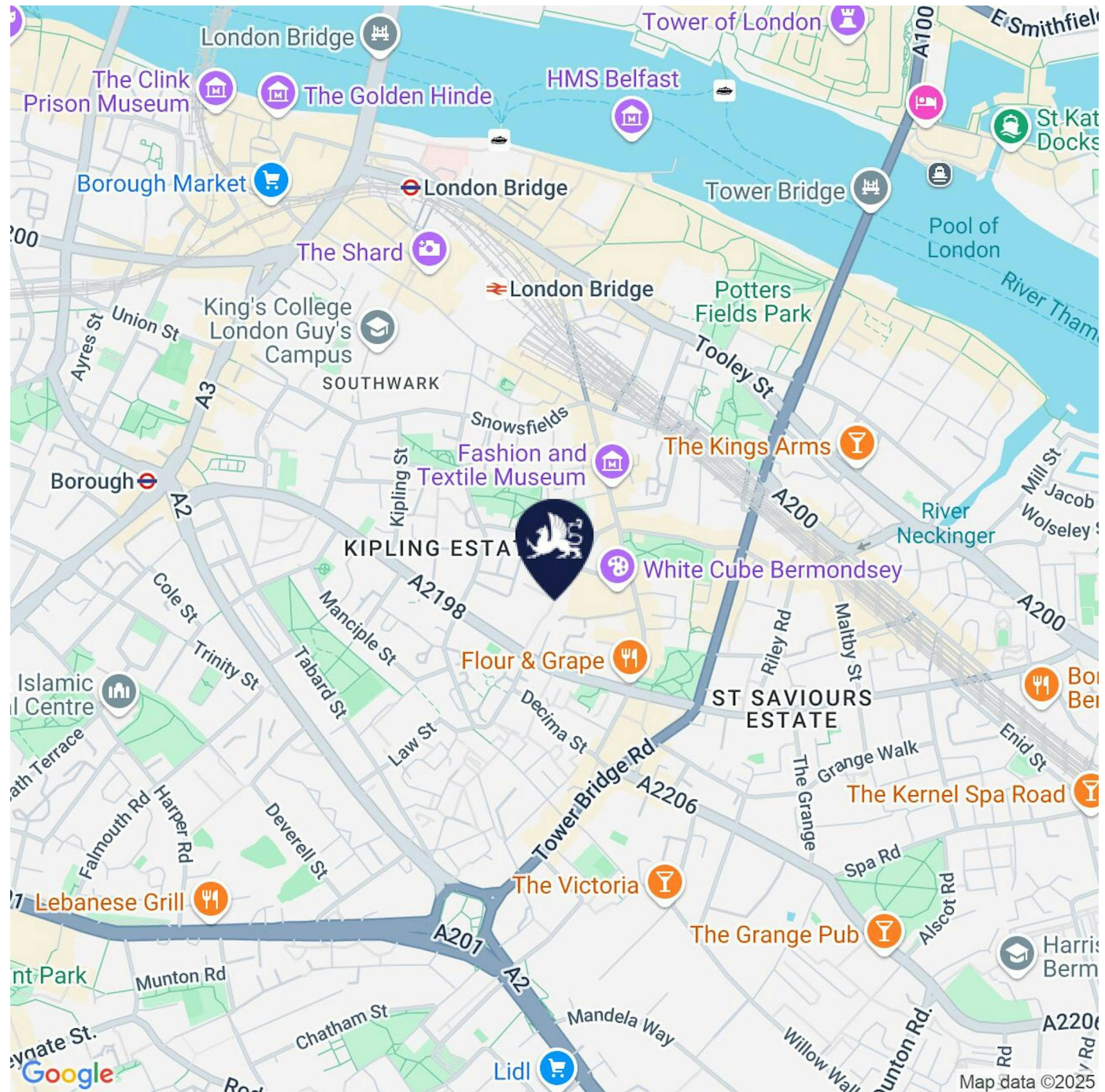
Borough 0.5 Miles



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



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 05/06/2025