



17 Pages Walk, London, SE1 4SB

4,200 ft² two storey business premises to let.

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17 Pages Walk, London, SE1 4SB

Rent: £55,000 (fifty-five thousand pounds) pax

LOCATION: - The property is situated fronting Pages Walk, just off Grange Road, in Bermondsey in South London. The property is just a short distance from Tower Bridge and vehicular access to the City of London and beyond is extremely convenient. The property also has good access to the A2 which provides excellent road links towards the South-East. Numerous bus routes service the locality and Bermondsey and London Bridge stations are reasonably accessible.

DESCRIPTION: - The property comprises a two-storey business unit, most recently occupied by an electronics business, but considered suitable for a variety of operations. The property has roller shutter access and forecourt parking for 2 cars. The property is arranged at ground floor as a main workshop area together with a number of smaller storerooms and product rooms. The first floor is arranged as 1 main open plan office with a further private office to the rear plus small storage areas. The property has natural light from front to back, double glazed windows and gas fired central heating (not tested). There is an older style air conditioning system installed but this is now considered to be redundant. There are male and female WC facilities at first floor and the

potential to install further WCs at ground floor as required. There are security shutters installed covering the ground floor windows and entrance door, in addition to the main roller shutter. The property has solid floors throughout and provides flexible accommodation suited to a variety of operations.

ACCOMMODATION: -

Ground floor 195m² (2,100ft²) approx. GIA

First floor 195m² (2,100ft²) approx. GIA

WC facilities at first floor

Externally: Accessway via a crossover to roller shutter, off street parking for 2-3 vehicles via a crossover.

TENURE: - The property is to be offered by way of a new lease for a term of up to 5 years. The lease is to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954, Part II, as amended.

USE/PLANNING: - We understand the property would fall into Class E (Retail / Office) of the latest Town & Country Planning (Use Classes) Order and has most recently been occupied as workshop and office premises.

Interested parties should make enquiries of the Local Authority regarding their intended use prior to offer.

RENT: - A rent of £55,000 (fifty-five thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £69,500 from April 2026. Enquiries should be made of the Valuation Office Agency in this regard.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -The property has an EPC rating of 74 within Band C.

VAT: - All figures quoted are exclusive of VAT as applicable.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 30/01/2026



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