



Gallery/ Museum Opportunity Available

UNIT 221

In the heart of Borough Yards, we are seeking a suitable operator to take a shell & core unit for the use of a public gallery with 'for sale' artwork and/or use as a museum (within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987).

The unit is set within a refurbished railway arch, which creates a very unique space, however does lack natural light.

LOCATION

Located within the Borough Yards development in London Bridge between Borough Market and the River Thames. The unit has an entrance on Clink Street. NB The unit is currently trading as 'Delight'. Nearby occupiers include Flat Iron, Bancone, Akara, Burger & Beyond, Long Boys and Hagen are fitting out in an adjacent unit.

ACCOMODATION

The unit provides the following
Net Internal Area (NIA):
Ground floor - 3,389 SQF / 314.9 SQM
Mezzanine - 564 SQF / 52.4 SQM
Total - 3,953 SQF / 367.3 SQM

TENURE

The premises are available by way of a new lease, for a term to be agreed between parties.

RENT

We are seeking a rent in excess of £150,000 per annum exclusive.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.



For more information please contact:

**BRUCE
GILLINGHAM
POLLARD**

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