

FIELD & SONS

COMMERCIAL

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THE BRIDGE, 81 SOUTHWARK BRIDGE ROAD LONDON SE1 OFFICE FLOOR TO LET



2ND FLOOR APPROX. 1,969 SQ FT (182.9 SQM)

LOCATION

Office suite available to let within this modern building prominently located at the junction of Southwark Bridge Road and Southwark Street. London Bridge station is within a short walk and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

Recent and on-going major developments have transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity including 'The Shard' at London Bridge and the £6.5 billion full redevelopment of London Bridge station itself which is due to complete by the end of 2018.

DESCRIPTION

The available accommodation comprises the entire second floor office suite, which is arranged as a main open plan space. separate meeting room, two partitioned private offices, kitchen and small I.T./server cupboard. Excellent natural light, with windows to front and rear.

Accessed via the ground floor entrance, with passenger lift and stairs to the upper floors. W.C.s (including disabled accessible) are located within the communal parts of the building, which also benefits from an on site café adjacent to the ground floor entrance.

2nd FLOOR, 81 SOUTHWARK BRIDGE ROAD SE1

ACCOMMODATION

The approx. Net Internal Floor Area is :
1,969 sq ft (182.9 sqm).

AMENITIES

Amenities include :

- Ceiling mounted integrated heating and cooling system
- Surface mounted Cat. II lighting
- Floor boxes
- To be redecorated and carpeted
- Kitchen area within office
- Private meeting room
- Passenger lift
- Staffed front desk during building extended opening times. 24/7 access at landlord's discretion
- Excellent natural light
- Newly decorated and carpeted



TERMS

Available to let by way of a new lease from the landlord on terms by negotiation.

RENT

Rent £98,450 per annum, exclusive of all outgoings. VAT applicable.

BUSINESS RATES

Payable for the year 2018/19 will be approx. £29,580, the current Rateable Value being £60,000.

SERVICE CHARGE

Budgeted at £19,021 for the year 2018. VAT applicable.

ENERGY PERFORMANCE

EPC Asset Rating = 65 (Band C).

81 SOUTHWARK BRIDGE ROAD - LOCATION



FURTHER DETAILS

Please contact Field & Sons :

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