

# FIELD & SONS

COMMERCIAL

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## 'PLUG & PLAY' OFFICE SUITE 50 SOUTHWARK STREET, LONDON SE1



### SUBLET OR ASSIGNMENT THIRD FLOOR APPROX. 2,080 SQ FT (193.2 SQ M)

#### LOCATION

Located on the north side of Southwark Street, just to the east of the junction with Southwark Bridge Road and within a short walk of London Bridge station and the popular Borough Market/Bankside locality.

Recent and on-going major redevelopment has 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 in 2018.

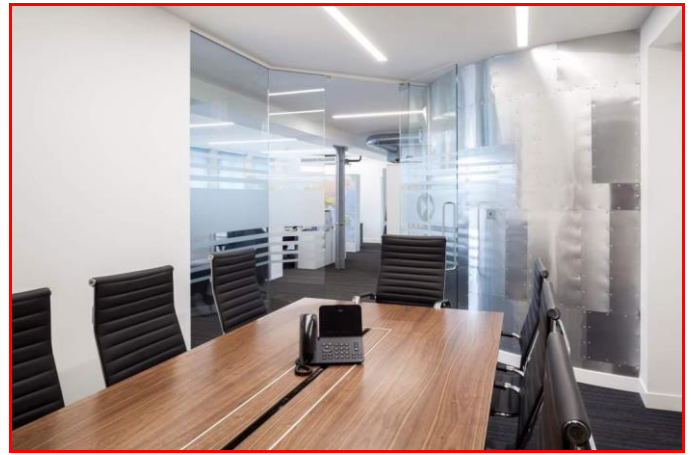
#### DESCRIPTION

The available accommodation comprises the third floor office suite, within this fully refurbished mid-terrace period building.

Arranged as two main open plan spaces plus a pair of glazed meeting rooms, waiting area and kitchen/break out room. Excellent natural light from windows on both sides.

Access is via the video entryphone controlled communal ground floor entrance, with stairs and passenger lift to the upper floors. Cycle storage and shower facilities are also within the common parts.

# THIRD FLOOR, 50 SOUTHWARK STREET



## ACCOMMODATION

NIA approx. : **2,080 sq ft (193.2 sq m)**

## AMENITIES

The entire building was comprehensively refurbished in 2015 and amenities for the office include :

- VRV Comfort Cooling
- Raised floor with floor boxes
- Recessed linear LED lighting
- Fully equipped kitchen and break out space.
- Built in storage
- Passenger lift
- Cycle storage and showers
- Excellent natural light

## TERMS

Either new sublease for term up to January 2021 or an assignment of the existing lease which is for a term of 10 years from 01/02/16, subject to a tenant option to determine at the fifth anniversary and an upward only review at the same date. Lease is outside the Landlord & Tenant Act.

## RENT

On application.

## BUSINESS RATES

The 2017 Rateable Value is £75,000 and therefore the full business rates payable for the year 2017/18 will be approx. £35,925; although transitional relief may apply. Interested parties should make their own inquiries via Southwark Council.

## SERVICE CHARGE

The service charge currently equates to just under £9 per sq ft and is subject to a cap of £9.50 per sq ft.

## VAT

VAT is payable on rent and service charge & insurance.

## ENERGY PERFORMANCE

Energy Performance Asset Rating = 85 (Band D)



## FURTHER DETAILS

For further details please contact:

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