

# FIELD & SONS

COMMERCIAL

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## **‘PLUG & PLAY’ OFFICE SUITE 50 SOUTHWARK STREET, LONDON SE1 1UN**



## **SUBLET OR ASSIGNMENT SECOND FLOOR APPROX. 2,075 SQ FT (192.7 SQ M)**

### **LOCATION**

The property is prominently located on the north side of Southwark Street, to the east of the junction with Southwark Bridge Road. The redeveloped London Bridge station is within a short walk together with the popular Borough Market/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.

### **DESCRIPTION**

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

Arranged as open plan office space plus two meeting rooms and kitchen/break out space. 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. W.C.s are located off the lift lobby.

Net Internal Area approx. 2,075 sq ft (192.7 sqm).

# SECOND FLOOR, 50 SOUTHWARK STREET, SE1

## 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
- Part exposed brickwork
- Available fully furnished as 'plug & play' space

## TERMS

New sublease or assignment of the existing lease for a term up to 7<sup>th</sup> April 2026. Outside the Landlord & Tenant Act.

## RENT

On Application. VAT is applicable.

## SERVICE CHARGE

Currently approx. £20,093 per annum plus VAT.

## BUSINESS RATES

Approximately £41,680 payable for the year 2023/24 (the Rateable Value being £80,000).

## ENERGY PERFORMANCE

EPC Asset Rating = 39 (Band B).

## FURTHER DETAILS

For further details please contact:

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