



**One Newhams Row
London SE1**

Attractive Character
Warehouse Office
Conversion To Let
2,960 sq ft (275 sq m)



ONE NEWHAMS ROW IS A WAREHOUSE STYLE OFFICE BUILDING SITUATED TOWARDS THE SOUTHERN END OF BERMONDSEY STREET. THE BUILDING IS 8 MINUTES WALK FROM THE NEW LONDON BRIDGE STATION WITH IT'S TWO NEW ENTRANCES ON ST THOMAS STREET AND TOOLEY STREET.

THE AVAILABLE 1ST FLOOR OFFICE HAS UNDERGONE A SUBSTANTIAL REFURBISHMENT PROVIDING CHARACTERFUL SPACE. NOW OFFERING A MIX OF ORIGINAL AND MODERN FEATURES WITH AN EXPOSED TIMBER AND BRICK STRUCTURE COMPLEMENTED BY UPDATED SPECIFICATION.



ACCOMMODATION

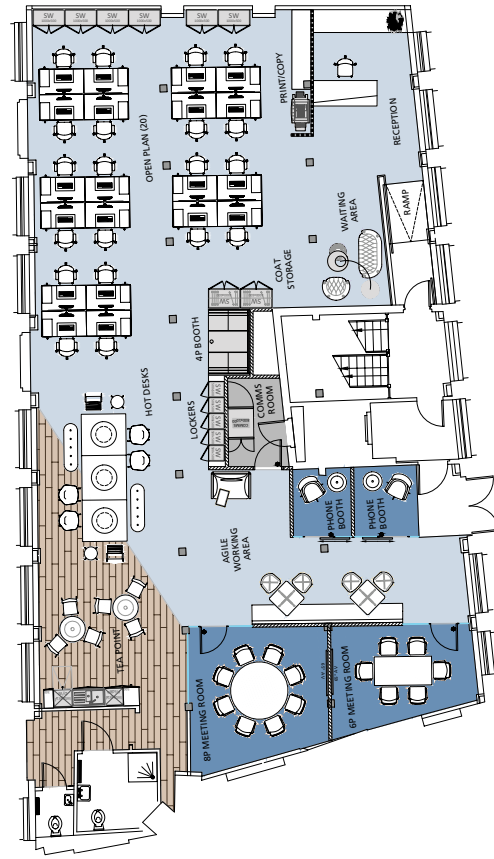
The office provides the approximate net internal floor area:

First floor 2,960 sq ft (275 sq m)

Subject to check measurement.

SPECIFICATION

- Timber Ceilings and Columns
- Feature Exposed Brick Walls
- Raised Floor System
- Comfort Cooling
- Refurbished WCs
- New Shower
- Dual Entrance
- 24/7 Access
- 1x Passenger Lift
- DDA Compliant Entrance



For identification purposes only and not to scale.











LOCATION

The office is located in the thriving South Bank district of London, adjacent to Bermondsey Street which offers an eclectic mix of trendy food, retail and leisure amenities, including, The Watch House café, Fuckoffee, Pizarro restaurant, The Woolpack pub, Bermondsey Antique Market, Fully Charged Electric Bike Shop and White Cube gallery. Borough Market is also close by which further offers an array of street food, restaurants, bars and retail offerings.

The building is within an 8 minute walk of the new London Bridge station entrance on St Thomas Street, connecting with mainline rail and underground services.

Journey times from London Bridge Station

| | | |
|------------------|---|--------|
| Bank |  | 2mins |
| Canary Wharf |  | 6mins |
| Bond Street |  | 9mins |
| City Airport |   | 20mins |
| Heathrow Airport |    | 42mins |



▲ White Cube Gallery

▼ Casse-Croûte Bistro



▲ Pizarro, Spanish Restaurant

▼ Tanner & Co Restaurant



▲ Comptoir Gourmand Pâtisserie

▼ Borough Market



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