

**50 SOUTHWARK STREET  
SOUTH BANK SE1**

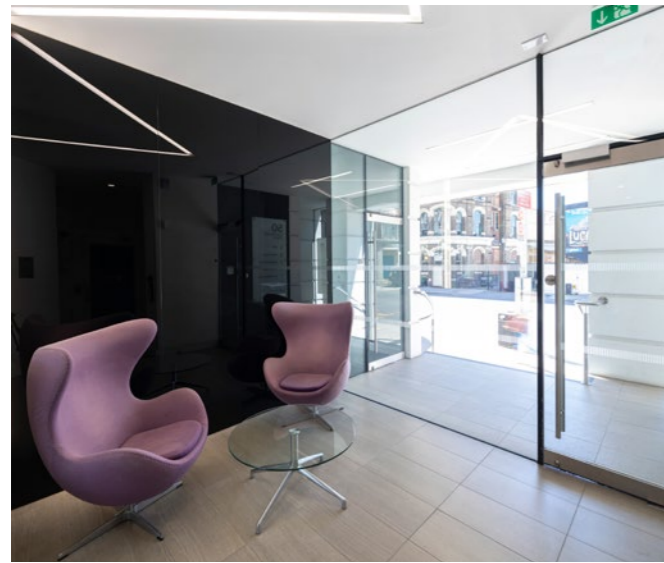
**1,582 - 7,363 SQ FT  
OFFICES TO LET**

The ground and lower ground floor self contained unit is also suitable for alternative uses including showrooms, retail and as a medical clinic.

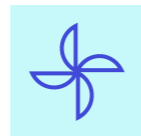


# THREE SELF-CONTAINED OFFICE SUITES IN THE HEART OF SOUTH BANK

50 Southwark Street is an attractive, former warehouse building providing quality office space, split between the basement, lower ground, ground, third and fifth floors.



SPECIFICATION



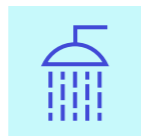
VRV Comfort cooling



Perimeter / underfloor trunking



Recessed LED lighting



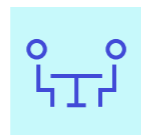
2 shower facilities



Bike storage



Video entry system



Meeting / breakout areas



Exposed brick walls in part



Alternative uses to be considered

# A PRIME LEISURE & BUSINESS LOCATION

The building is situated on the northern side of Southwark Street, approximately 100 meters to the east of the junction connecting to Southwark Bridge Road.



LONDON BRIDGE WITHIN A 2 MINUTE WALK



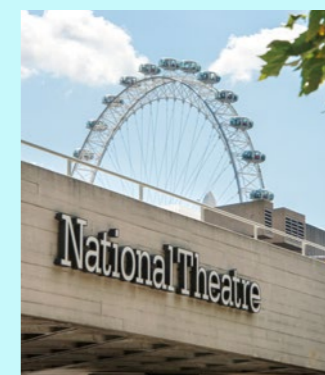
BOROUGH MARKET ON THE DOOR-STEP



OPPOSITE FLAT IRON SQUARE



MOMENTS FROM THE SOUTH BANK





**THE SPACE**

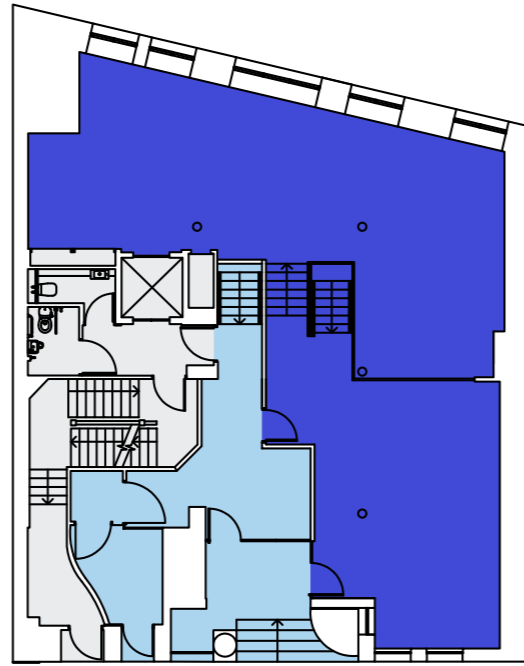
The lower ground, ground and mezzanine floors provide a fantastic self contained unit of 1,784 sq ft with ground floor window frontage to Southwark Street and linked by an internal staircase. This unit could be suitable as office, showroom, retail or medical uses. The basement, 3rd and 5th floors are available to let on a floor by floor basis and have each been fitted with meeting rooms and kitchens.



Mezzanine Floor

**GROUND/MEZZANINE FLOOR PLAN**

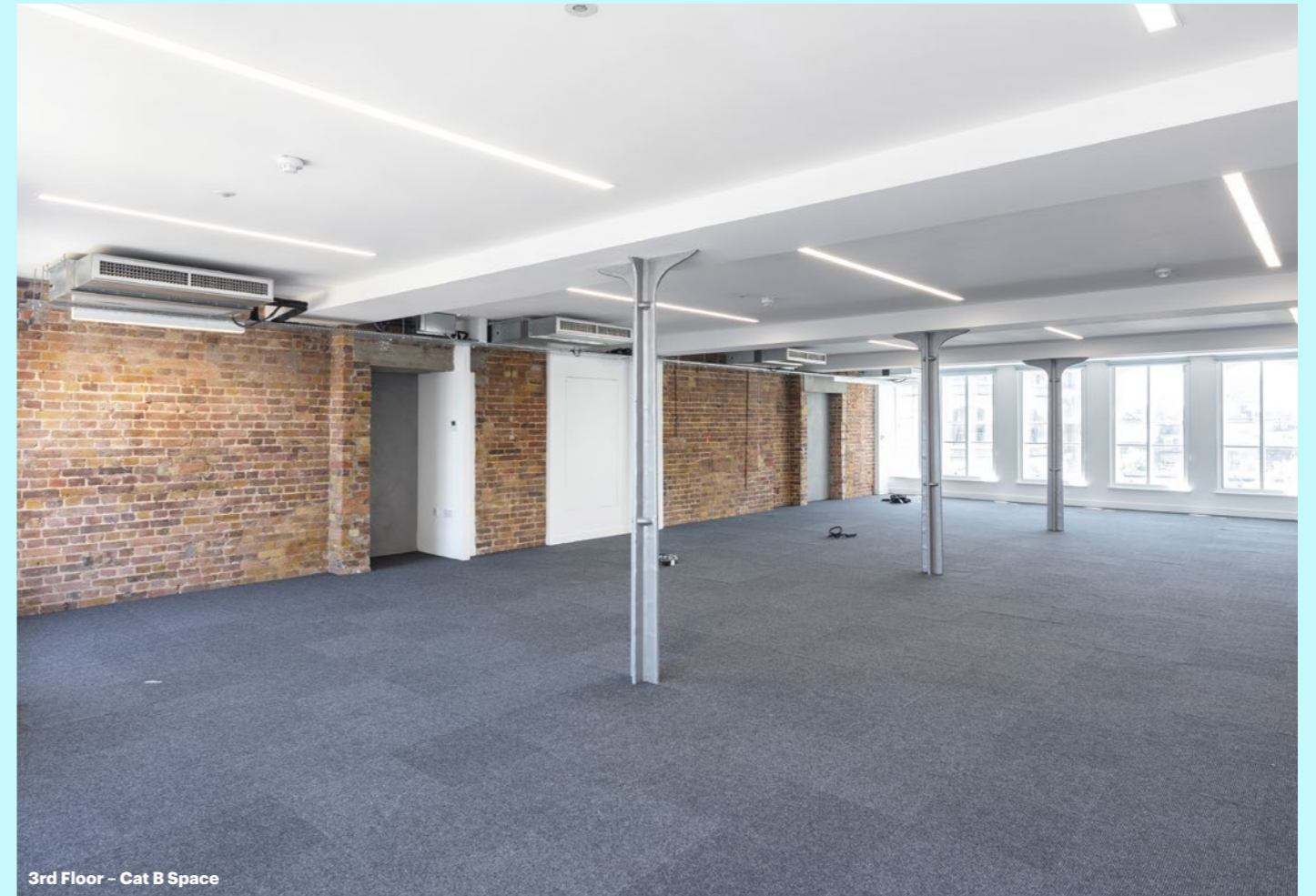
1,784 Sq Ft (165.7 Sq M)



Southwark Street

■ Office □ Core ■ Reception

Plan not to scale, for indicative purposes only.



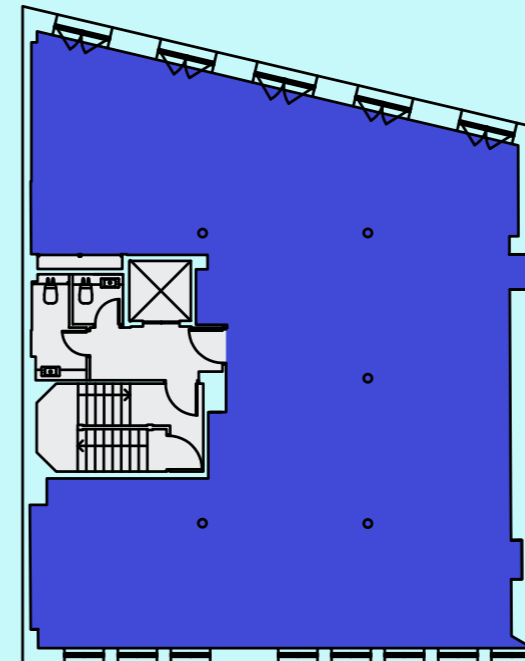
3rd Floor - Cat B Space



Ground Floor

**TYPICAL UPPER FLOOR PLAN**

2,080 Sq Ft (193.2 Sq M)



Southwark Street

■ Office □ Core

Plan not to scale, for indicative purposes only.



Floor	Sq Ft	Sq M
5th	1,917	178.1
3rd	2,080	193.2
Mezzanine*		
Ground*	1,784	165.7
Lower Ground*		
Basement	1,582	147.9
<b>Total</b>	<b>7,363</b>	<b>684.9</b>

\*Floors must be let together.



5th Floor - Cat B Space

LOCATION

# PERFECTLY POSITIONED

50 Southwark Street is surrounded by fine amenities and prestigious landmarks including Borough Market and Tate Modern. Transport connections are excellent, with both London Bridge and Waterloo stations within easy walking distance.



LOCAL TALENT

tp bennett



Zoopla

Ogilvy



Cheil



CONNECTIONS

**LONDON BRIDGE**

5 mins

**BOROUGH**

6 mins

**BLACKFRIARS**

10 mins

**WATERLOO**

15 mins

CONTACT

**Terms**

Upon application.

**Viewings**

Strictly through joint letting agents.

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