

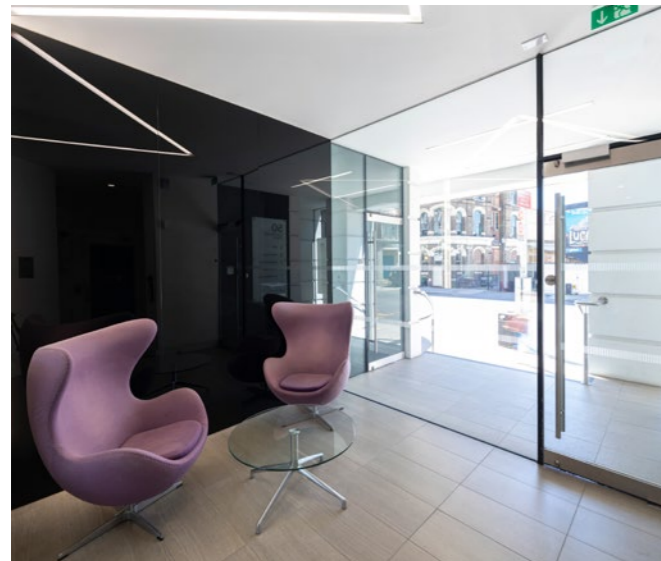
**50 SOUTHWARK STREET
SOUTH BANK SE1**

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

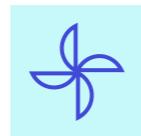
The ground and lower ground floor self contained unit is also suitable for alternative uses including showrooms, retail and as a medical clinic.

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



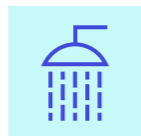
VRV Comfort cooling



Perimeter / underfloor trunking



Recessed LED lighting



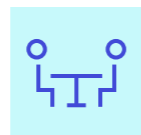
2 shower facilities



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



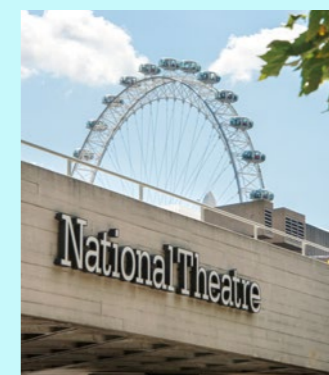
BOROUGH MARKET ON THE DOOR-STEP



OPPOSITE FLAT IRON SQUARE



MOMENTS FROM THE SOUTH BANK



THE SPACE

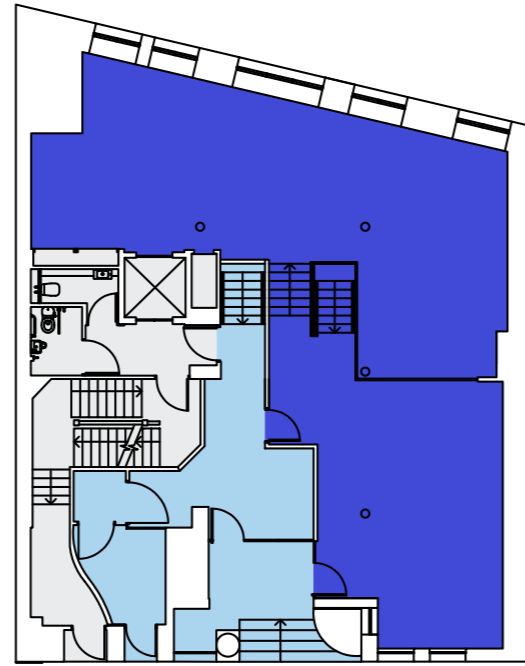
The lower ground, ground and mezzanine floors provide a fantastic self contained unit of 1,784 sq ft with ground floor window frontage to Southwark Street and linked by an internal staircase. This unit could be suitable as office, showroom, retail or medical uses. The basement, 3rd and 5th floors are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

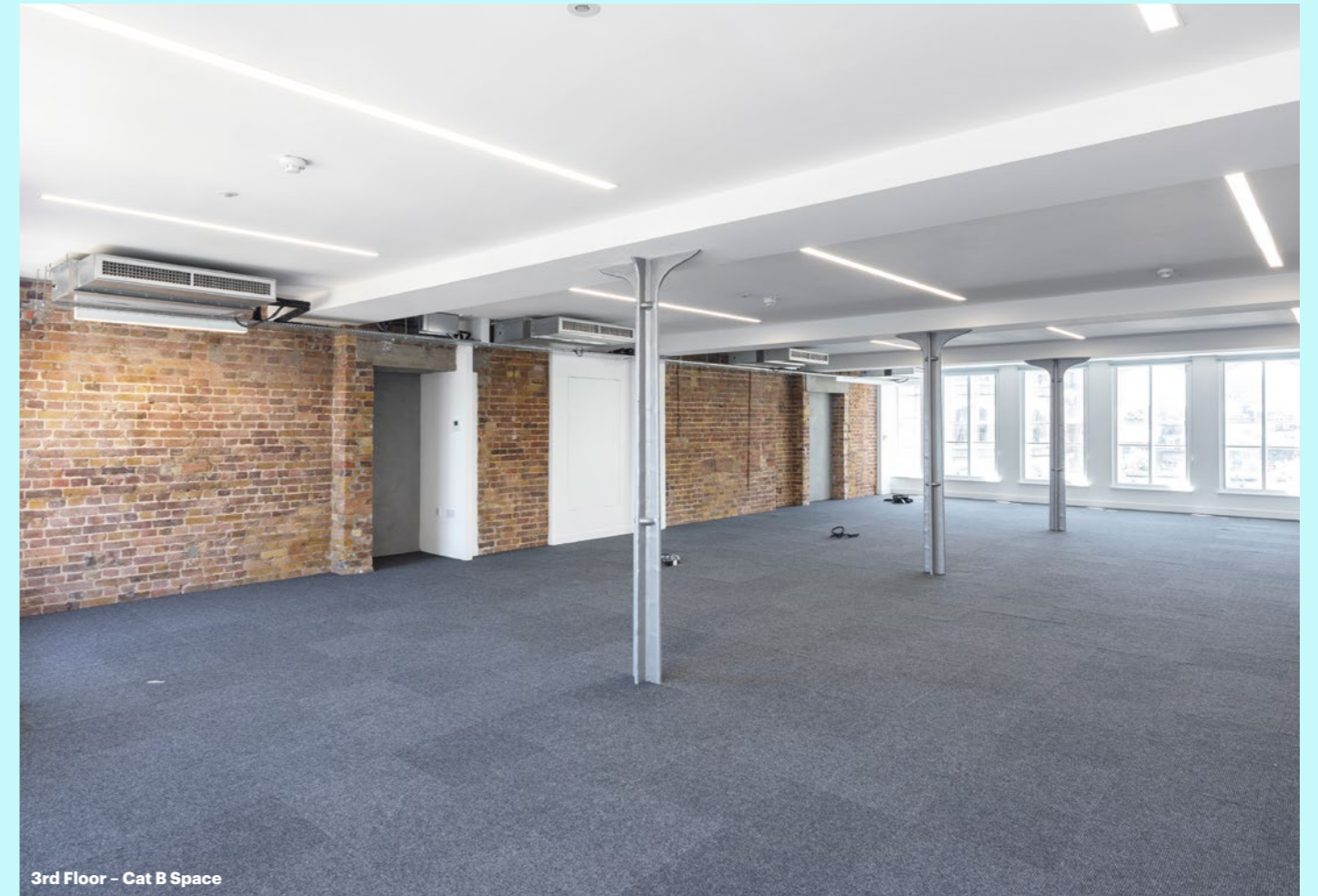
1,784 Sq Ft (165.7 Sq M)



Southwark Street

■ Office □ Core ■ Reception

Plan not to scale, for indicative purposes only.



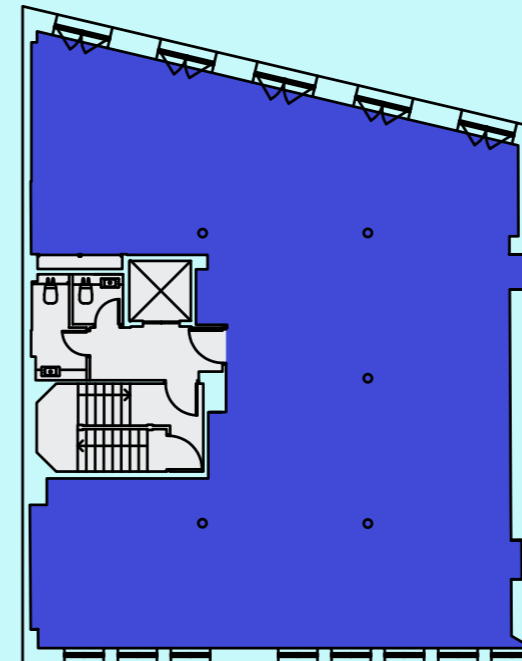
3rd Floor - Cat B Space



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
Total	7,363	684.9

*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.

Matthew Noble
mnoble@nobleharris.co.uk
020 7291 6142

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141

NI NOBLE HARRIS

Jake Doffman
jdoffman@nobleharris.co.uk
020 7291 6144

Simon Smith
020 3757 8577
ss@unionstreetpartners.co.uk

Luke Austerberry
020 3757 8579
la@unionstreetpartners.co.uk



Subject to contract. Union Street Partners & Noble Harris for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any Offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be Guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Union Street Partners & Noble Harris, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. August 2021.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london