

**BADEN**  
PLACE  
LONDON SE1



# IN THE HEART OF SOUTHBANK

Baden Place is situated within an attractive courtyard complex on the west side of Crosby Row.

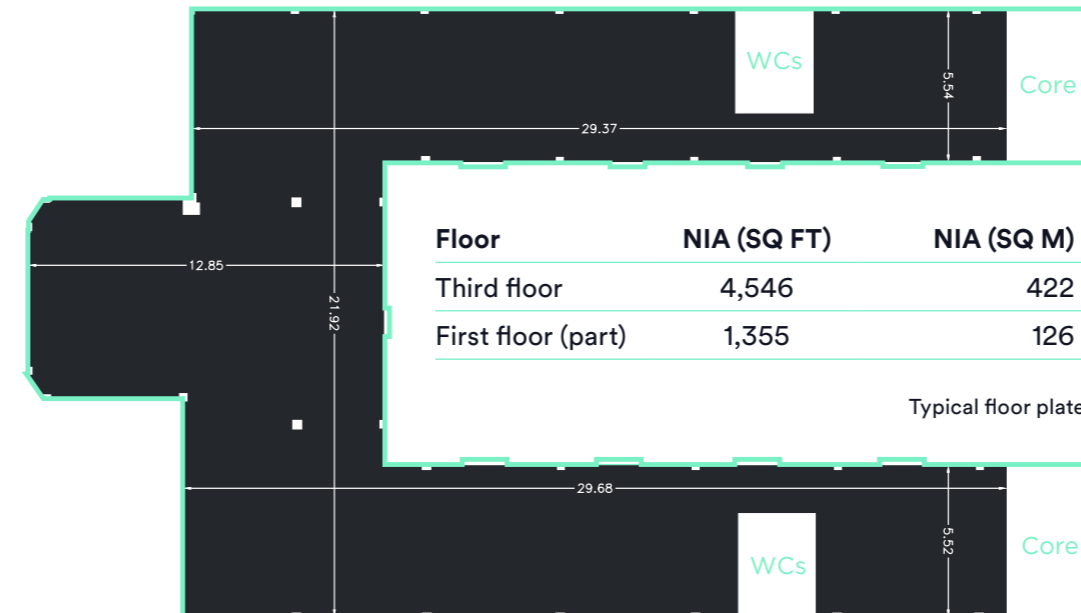
Originally built in the mid-1980s, the property was comprehensively refurbished in 2017, with the accommodation having been maintained to a high standard.

The 13 suites are situated over ground and three upper floors and comprises a U-shaped floor plate.

The available offices, provide a mixture of open plan offices, meeting rooms and break out facilities.

The courtyard has capacity for 6 car parking spaces located in the undercroft, available by separate negotiation, which also comprises cycle storage within this space.

The property benefits from extensive views north towards London Bridge, the Shard and City of London, whilst the courtyard can be utilised for occupier functions and collaboration with neighbouring tenants.



- Excellent natural light
- Attractive courtyard
- Cycle storage
- Flexible lease terms
- Passenger lift servicing all floors
- Demised WCs
- Exposed ceilings
- Fan coil air conditioning system
- Perimeter trunking

Rent £47.50 psf  
 Business Rates circa. £16 psf (payable for the year 2023/24)  
 Service charge circa. £6 psf





# CONNECTIVITY

Baden Place benefits from excellent transport links across Central London and onwards to national destinations, it is also located in close proximity to London Bridge station (northern, jubilee and national rail lines) and Borough station (northern line).

London Bridge station has benefited from an extensive £1 billion redevelopment and upgrade of the station. This has included two new entrances; a larger ground floor concourse, providing an additional 92,000 sq ft of retail space and step free access to every platform - all of which have been widened and lengthened to accommodate Thameslink trains. Owing to these works, potential capacity has been increased by 65% to 90 million passengers a year.

Additionally the River Thames Clipper boat service runs from Bankside Pier and connects west to Westminster in 17 minutes and east to Canary Wharf in 10 minutes.

Stations (London Bridge)	Time
Bank	1 Minute
Waterloo	3 Minutes
Canary Wharf	8 Minutes
Green Park	8 Minutes
Bond Street	9 Minutes
Liverpool Street	10 Minutes
Euston	15 Minutes
King's Cross & St Pancras Int.	17 Minutes

Airports (London Bridge)	Time
City Airport	19 Minutes
Gatwick	28 Minutes
Heathrow	35 Minutes
Stansted	60 Minutes

For further information or to arrange an inspection please contact the letting agents, Gerald Eve.



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