

**TO LET**  
**REFURBISHED CHARACTER**  
**RESTAURANT/CAFE**  
**2,368 SQ FT ( 220 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**GLOBE HOUSE, 37 BERMONDSEY STREET, LONDON BRIDGE,  
SE1 3JW**



## LOCATION:

The property is prominently positioned on the corner of Bermondsey Street and Crucifix Lane immediately adjoining London Bridge station. It is hard to overstate the huge transformation that has taken place in this area over the last few years changing this location into a major office and private residential regeneration area. Both More London, a development of nearly two million square feet of prestige offices, and The Shard have been developed within a few hundred meters; numerous new or refurbishment schemes have been completed or underway.

In addition to numerous office workers providing lunch time trade, the area has become firmly established as a evening destination for F&B.



## DESCRIPTION:

The available space comprises the ground and basement floor and has been completely rebuilt internally including dropping the basement floor by nearly a meter to provide open plan space with lofty ceilings in a convenient approximately square shape. Generally, it has been left in shell condition for the occupiers to finish in a style suitable for the business with capped off services including drainage provided at convenient positions. Open plan column free space has been allowed through a new steel frame that has been constructed. The walls have been repointed and cleaned to provide exposed brickwork full of warehouse character.



**SIZE: 2,368 Sq Ft (220 Sq M)**

Floor	SQ FT	SQ M
Ground	1,238	115.00
Basement	1,130	105.00
<b>Total</b>	<b>2,368</b>	<b>220.00</b>



## TENURE:

A new lease is to be granted for a term of 15 years subject to 5 yearly upward only rent reviews.



**RENT: £150,000 pa**



## COSTS:

**RATES PAYABLE:** The Rates are yet to be assessed.

**SERVICE CHARGE:** A proportional service charge will be levied to ensure good maintenance of the exterior and building insurance.

**VAT:** The property is subject to VAT.

**LEGAL COSTS:** Both parties to pay their own legal costs.

**POSSESSION:** On completion of legal formalities.



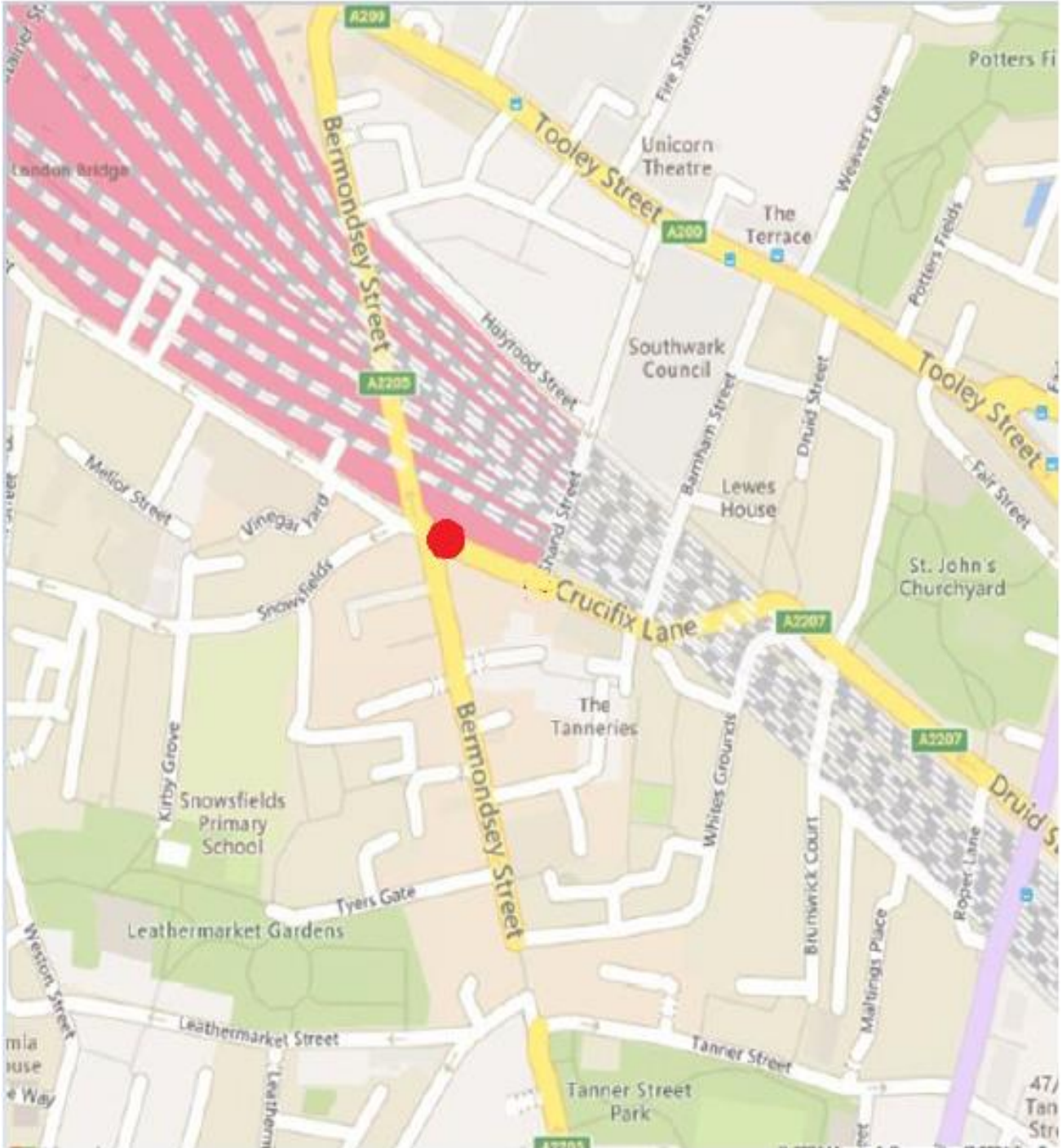
## VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



## CONTACT:

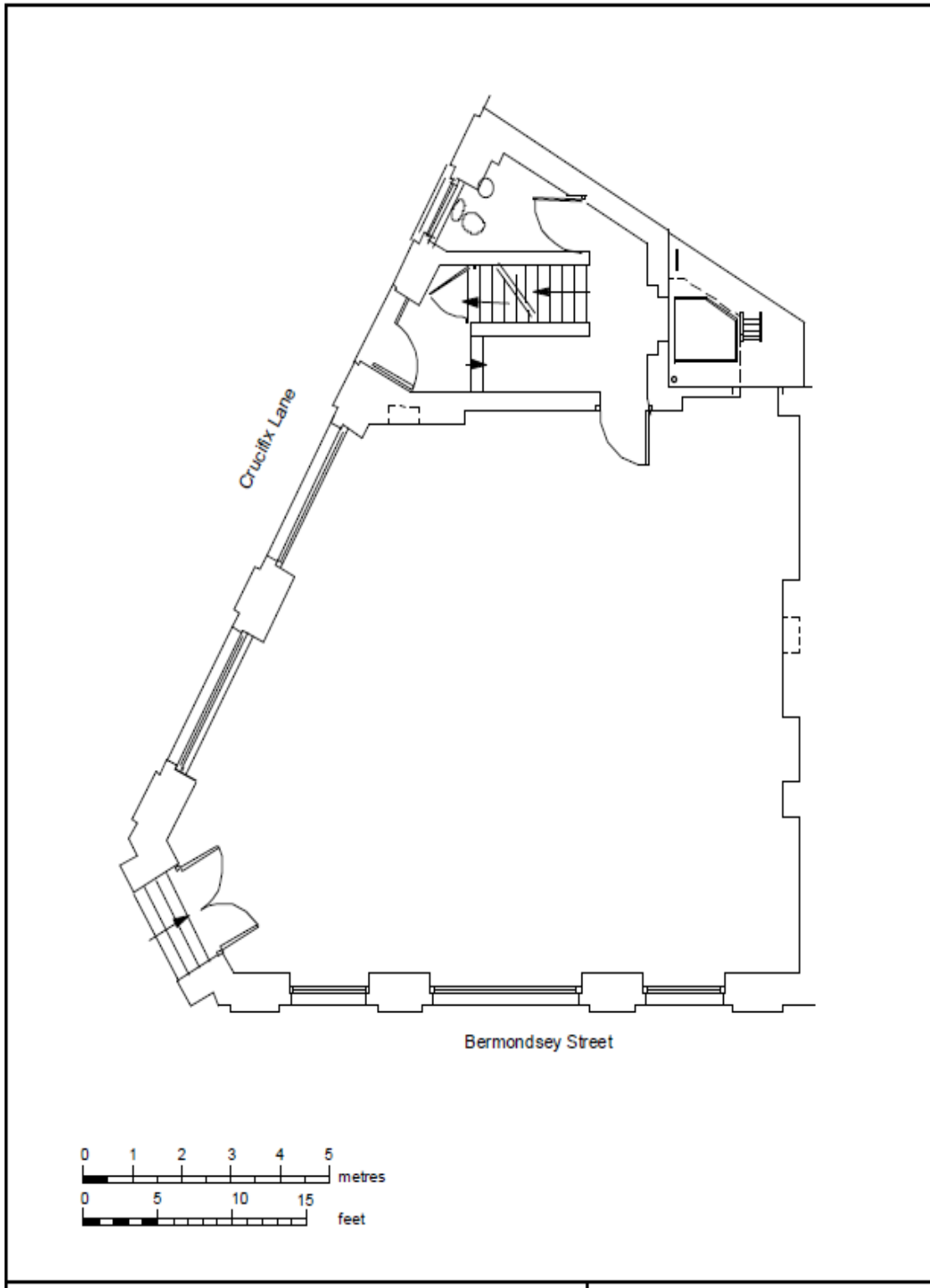
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**KALMARs**  
SOUTH LONDON'S LEADING AGENTS

 FLOOR PLAN

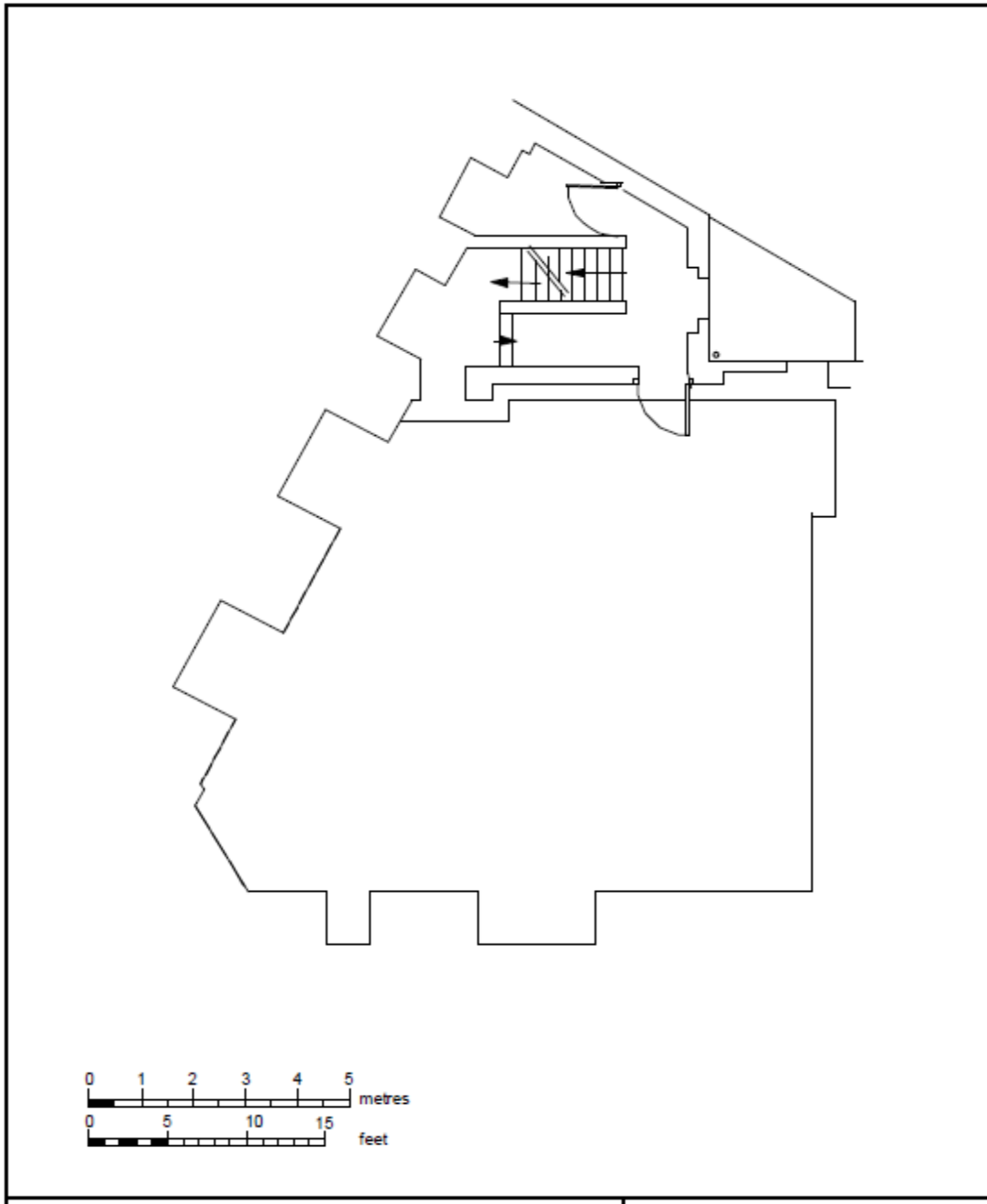


GROUND FLOOR PLAN

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## FLOOR PLAN



LOWER GROUND FLOOR PLAN

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