

FIELD & SONS

COMMERCIAL

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SMALL SOUTHBANK OFFICE BUILDING TO LET



**78 SOUTHWARK BRIDGE ROAD
LONDON SE1 0AS
APPROX. 1,104 SQ FT (102.6 SQM)**

LOCATION

Prominently located on Southwark Bridge Road, opposite the junction with Marshalsea Road and approximately 200m from Borough Underground station (Northern line). The property is also within a short walk of the redeveloped London Bridge station and close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

DESCRIPTION

Comprises a mid-terrace period building arranged over basement, ground, and two upper floors.

Each floor is arranged as single open plan room other than the second floor which provides a partitioned meeting room plus small waiting area. There are kitchen points to the rear of the ground floor and first floor plus two w.c.s and a shower in the lower ground floor. Windows to the front and rear provide excellent natural light to the upper floors.

The building has recently been refurbished and redecorated.

78 SOUTHWARK BRIDGE ROAD, LONDON SE1

FLOOR AREAS

The approximate net internal floor areas are :

Second Floor	236 sq ft (21.9 sqm)
First Floor	274 sq ft (25.5 sqm)
Ground Floor	363 sq ft (33.7 sqm)
<u>Lower Floor</u>	<u>231 sq ft (21.5 sqm)</u>
Total	1,104 sq ft (102.6 sqm)

Plus two under pavement vaults.

AMENITIES

- Gas central heating
- Recessed spot lighting
- Perimeter trunking & floor boxes
- Newly decorated & carpeted throughout
- UPVC double glazing
- Kitchen points on ground and first floor
- Two w.c.s and one shower

TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

RENT

£59,950 per annum, exclusive of all outgoings.

We understand VAT is not applicable.

BUSINESS RATES

Approx. £11,976 payable 2023/24 (the Rateable Value being £24,000).

ENERGY PERFORMANCE

To be re-assessed.



78 SOUTHWARK BRIDGE ROAD – LOCATION PLAN



FURTHER DETAILS

For further details please contact the Sole Agents, Field & Sons:

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