

# 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>
<b>Total</b>	<b>1,104 sq ft (102.6 sqm)</b>

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

£40,000 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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