

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## NEWLY REFURBISHED SMALL SELF-CONTAINED E CLASS UNIT TO LET



### 92 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EX APPROX. 675 SQ FT (62.7 SQ M)

#### LOCATION

92 Southwark Bridge Road is located on the corner of Great Guildford Street and diagonally opposite the junction with Marshalsea Road. Borough Underground (Northern line) is approximately 300M to the south east and the redeveloped London Bridge station is also within a short walk, together with Southwark Underground station (Jubilee line). The property is also 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 an attractive end terrace unit arranged over ground and lower ground floors. The ground floor provides a single open plan space with w.c. at the rear and the lower level is arranged as two rooms including kitchen point.

Entrance direct from street level with extensive glazed frontage.

Benefitting from E Use Class the property is potentially suitable for a variety of occupiers including office, health and professional services.

The overall floor area is approx.. 675 sq ft (62.7 sq m).

# 92 SOUTHWARK BRIDGE ROAD

## AMENITIES

Newly refurbished, amenities include:

- Electric heating
- LED lighting
- Vinyl wood effect flooring (ground floor)
- Newly decorated
- Extensive glazed frontage
- Kitchen and W.C.
- Flexible E Use Class

## TERMS

New lease on terms by negotiation.

## RENT

£24,000 per annum, exclusive of all outgoings.

## BUSINESS RATES

Approx. £2,790.56 payable for the year 2024/25 (the Rateable Value being £13,500 and subject to transitional relief).

## SERVICE CHARGE

Service charge & buildings insurance included in rent.

## VAT

VAT is not applicable.

## ENERGY PERFORMANCE

EPC Asset Rating = 71 (Band C).

## FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.



## 60 SOUTHWARK BRIDGE ROAD – LOCATION PLAN

