

# CHARACTER MEDIA STYLE OFFICE TO LET AT LONDON BRIDGE

Tel: 07885 912 982



A-Z Studios, 3-5 Hardwidge Street, SE1 3SY  
Approx. 1,800 sq. ft. (167 sqm)

Second Floor Office  
Rent - £70,000 per annum exclusive

# A-Z STUDIOS, 3-5 HARDWIDGE STREET, SE1 3SY

## Description

A former warehouse converted to provide character offices located just off Bermondsey Street and within walking distance to London Bridge mainline and underground station.

The available office is located on the second floor (walk up) offering a large open plan office (dual aspect) to include a separate meeting room and three private office suites. There is also a kitchen and male / female W.C facilities.



# A-Z STUDIOS, 3-5 HARDWIDGE STREET, SE1 3SY

## Description

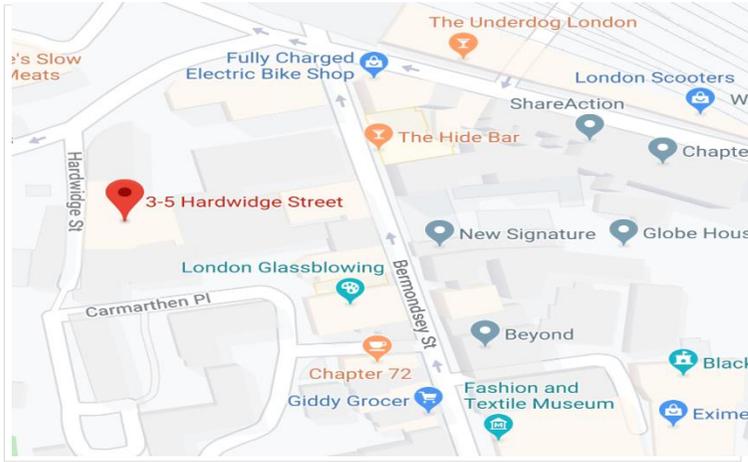
A former warehouse converted to provide character offices located just off Bermondsey Street and within walking distance to London Bridge mainline and underground station.

The available office is located on the second floor (walk up) offering a large open plan office (dual aspect) to include a separate meeting room and three private office suites. There is also a kitchen and male / female W.C facilities.



# A-Z STUDIOS, 3-5 HARDWIDGE STREET, SE1 3SY





### Location

Located just off St Thomas Street and a short walk to the ever popular Bermondsey Street providing a host of bars and restaurants nearby. Other amenities can be found along Tower Bridge Road together with various bus routes to all destinations.

London Bridge mainline (Southern /Thameslink & southeastern) and underground (Jubilee & Northern line) is approximately three minutes walk away offering various connections to all destinations.

### Term

A new lease is available for a minimum term of three years on terms by arrangement.

### ❖ Specifications

- ❖ Gas central heating
- ❖ Wood flooring
- ❖ Separate meeting room
- ❖ 3 private office suites
- ❖ Kitchen
- ❖ Own W.C facilities
- ❖ Excellent natural light
- ❖ Central SE1 location

### EPC

To be assessed

### Service Charge

Approx. £2 per sq ft per annum

### Floor Areas

Second Floor: 1,800 sq ft (167 sqm)

### Rates

To be assessed

### Rent

£70,000 per annum  
quoted exclusive of all outgoings.

### VAT

To be confirmed

### Further Details

Ian Lim  
E: [ian@limcommercial.com](mailto:ian@limcommercial.com)  
Tel: 07885 912 982