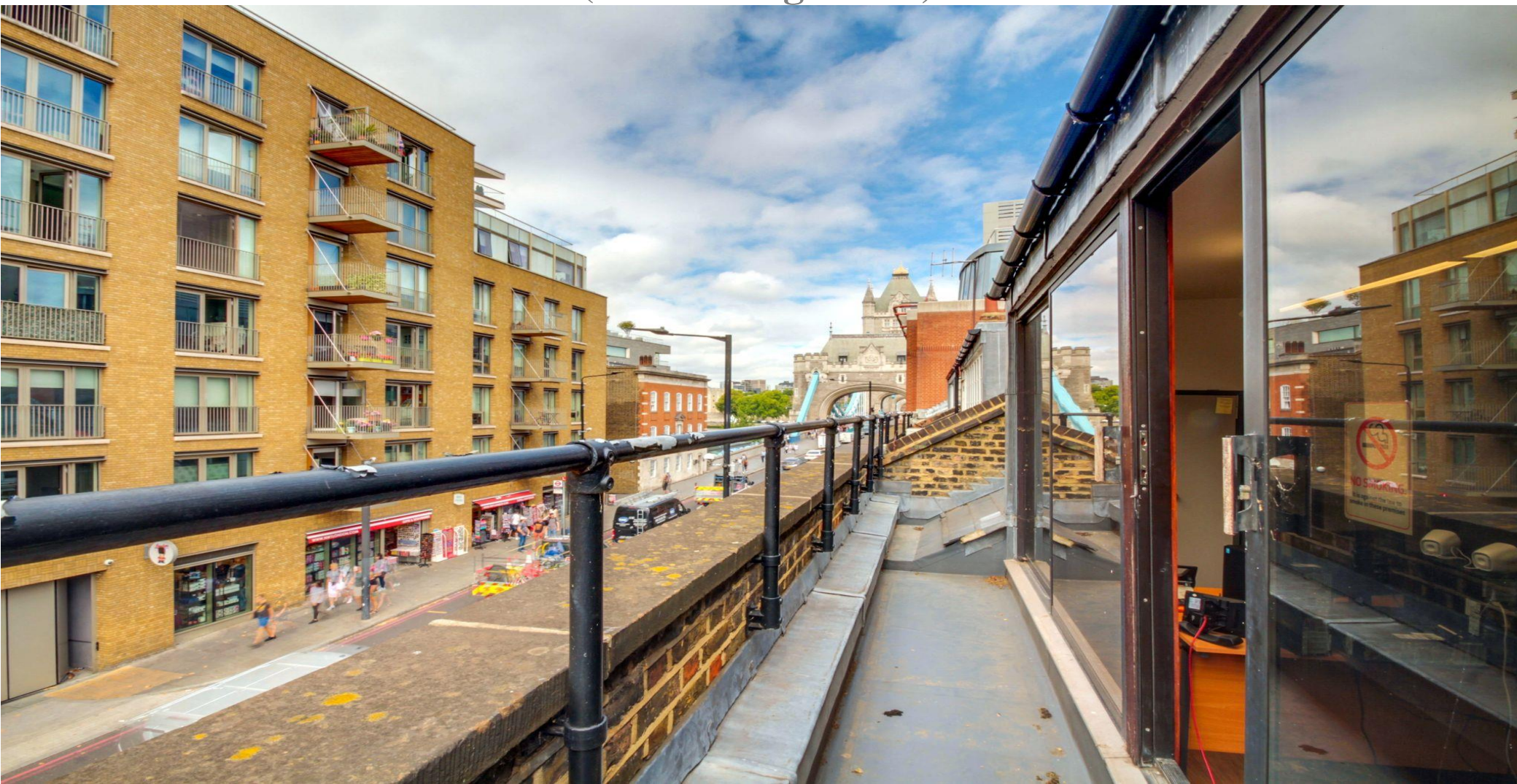




Lim Commercial

OFFICE NEXT TO TOWER BRIDGE IN SE1 (Lease Assignment)

Tel: 07885 912 982



220 Tower Bridge Road, London SE1 2UP
Second Floor Office
Area Floor Space – Approx. 664 sq ft (62 sqm)

Rent - £33,200 per annum
Available now.

220 TOWER BRIDGE ROAD, LONDON SE1 2UP

Description

Second floor office (walk up) offering an open plan work area to include a separate meeting room at the rear. The office benefits from excellent natural light throughout with a kitchen and two W.C facilities located in the communal area.

There is also the exclusivity of a private balcony with views of the iconic Tower Bridge and other landmarks in SE1.

Location

The property is located at the foot of Tower Bridge forming part of other independent retailers and offices along Tower Bridge Road.

All local amenities can be found along the street with a host of restaurants, bars and cafes at Shad Thames and Tooley Street all within walking distance.

There are various bus routes that serve the immediate area to include London Bridge mainline and underground station close by.

The property is now available to view by way of a lease assignment or sublease. Alternatively, a new lease may be considered subject to terms by arrangement.

220 TOWER BRIDGE ROAD, LONDON SE1 2UP

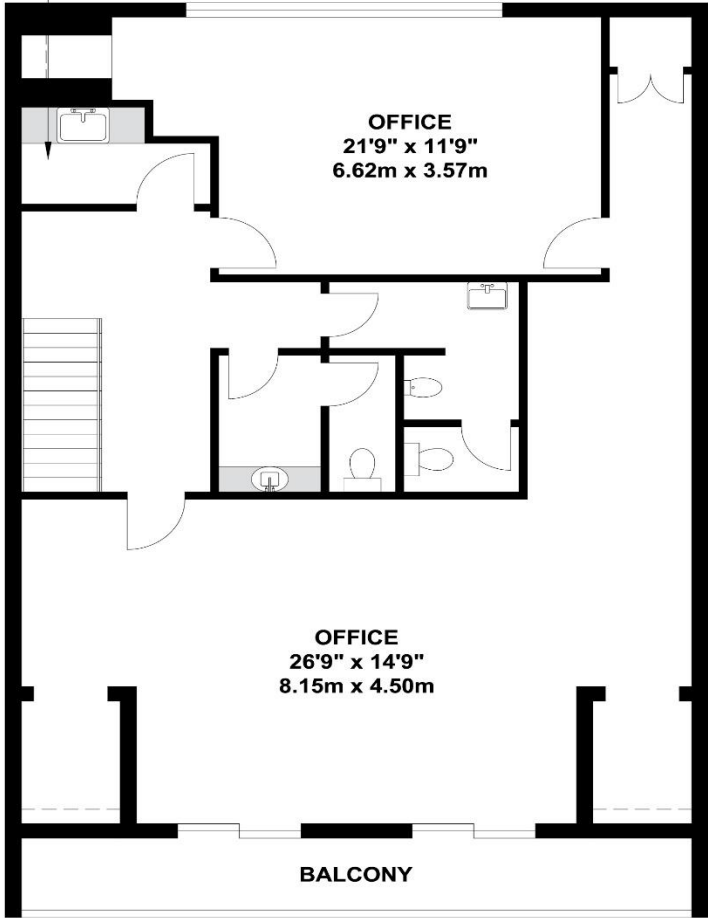


220 TOWER BRIDGE
LONDON SE1



KITCHEN
7'7" x 4'5"
2.30m x 1.34m

----- RESTRICTED HEAD HEIGHT



SECOND FLOOR OFFICE

APPROX. NET FLOOR AREA 664.13 SQ. FT / 61.70 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

220 TOWER BRIDGE ROAD, LONDON SE1 2UP

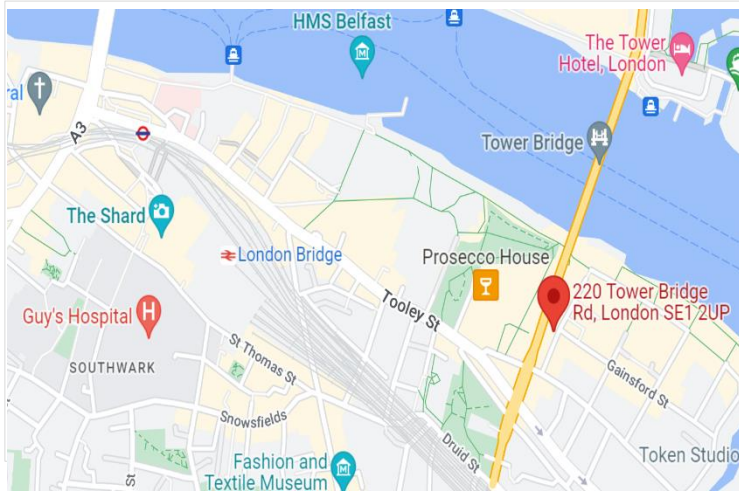


220 TOWER BRIDGE ROAD, LONDON SE1 2UP



220 TOWER BRIDGE ROAD, LONDON SE1 2UP





❖ Specifications

- ❖ Wood flooring
- ❖ Suspended Cat.2 lighting
- ❖ Private meeting room
- ❖ Kitchen
- ❖ Male / Female W.C facilities
- ❖ Intercom
- ❖ Terrace
- ❖ Excellent natural light

EPC

EPC Rating – C = 60.

Term

lease Assignment offered for a term of 10 years commencing 13th December 2017 at an annual rent of £33,200.

Alternatively, a new lease may be considered on terms by arrangement.

Floor Area

662 sq ft (62 sqm)

Service Charge

Approximately
£1,300 per annum

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £15,250 per annum.

Therefore the rates payable is approximately £7,600 per annum.

VAT

VAT is payable on the rent and service charge.

Rent

£33,200 per annum quoted
exclusive of all outgoings.

Further Details

Ian Lim

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