



60 Southwark Bridge Road, London SE1 0AS
Ground & Lower Ground Floor Office
Area Floor Space – Approx. 1,368 sq ft (127 sqm)

To Let - £61,500 per annum
Available now.

60 SOUTHWARK BRIDGE ROAD, LONDON SE1 0AS

Description

A modern and contemporary Ground & Lower Ground Floor office unit forming part of a mixed use building presented in excellent decorative order and offering excellent Grade A specifications. The ground floor comprises an open plan work area suitable for approximately 12 desks. The Lower Ground Floor benefits from a private office to include an open plan kitchen, dining area, W.C facilities and ample storage.

Location

The property is located close to the junction with Union Street and within walking distance to both London Bridge mainline and underground services & Southwark underground station. There are a host of restaurants, bars and other attractions all within a few minutes walk.

The property is now available to view and a new lease is offered on terms by arrangement.

GROUND FLOOR



LOWER GROUND FLOOR



LOWER GROUND FLOOR



LOWER GROUND FLOOR

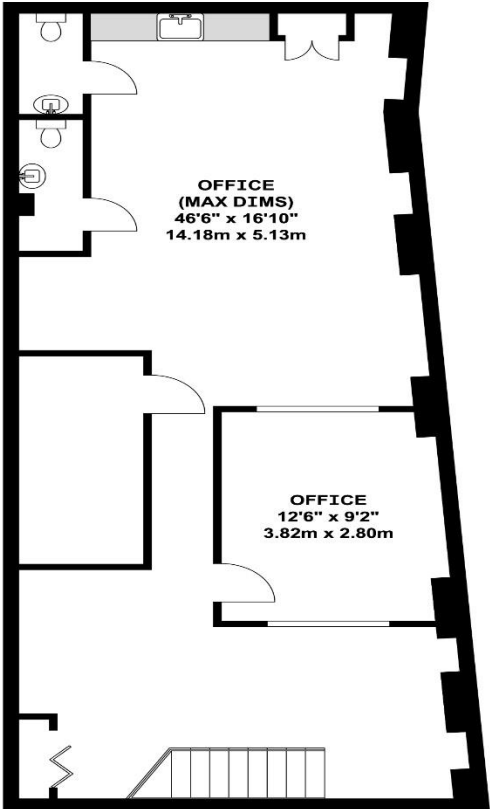
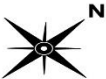


LOWER GROUND FLOOR

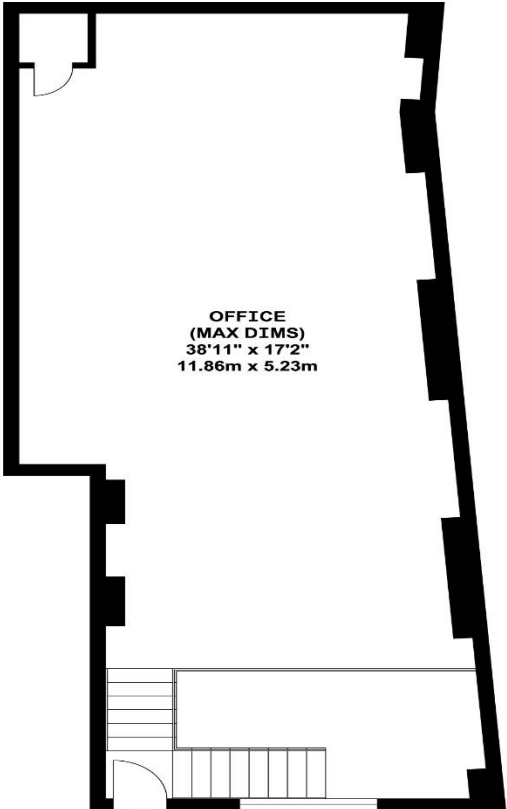


FLOOR PLAN

60 SOUTHWARK BRIGE ROAD
LONDON SE1



LOWER GROUND FLOOR



GROUND FLOOR

APPROX. NET INTERNAL FLOOR AREA 1367.66 SQ. FT / 127.06 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".



Location

Located on Southwark Bridge Road close to the junction with Union Street and within walking distance to both London Bridge mainline & underground station and Southwark station.

In addition, there are various bus routes along Southwark Bridge Road, Southwark Street and Borough High Street.

EPC

To be re-assessed.

Term

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

Service Charge

Approximately £1,800 per annum including buildings insurance. This equates to approximately £1.30 per sq ft

❖ Specifications

- ❖ Heating / cooling cassettes
- ❖ Category 6 cabling
- ❖ Category 2 lighting
- ❖ Fibre connectivity
- ❖ Private meeting room
- ❖ Exposed brickwork
- ❖ Kitchen
- ❖ 2 x W.C's
- ❖ Entry phone
- ❖ Central SE1 location

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £27,500 per annum.

Therefore the rates payable is approximately £13,723 per annum.

Floor Area

1,368 sq ft (127 sqm)

VAT

No VAT is payable on the rent and service charge.

Rent

£61,500 per annum quoted exclusive of all outgoings.

Further Details

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