

TO LET
SELECTION OF OFFICE SUITES
MOMENTS FROM SOUTHWARK STATION IN SE1

Tel: 07885 912 982



82-83 Blackfriars Road, London SE1 8HA
From 1,121 sq ft – 5,478 sq ft

To Let £45per sq ft.
Available now.

82-83 BLACKFRIARS ROAD, LONDON SE1 8HA

Location

The property is located on Blackfriars Road moments from Southwark station and all of the amenities along the road to include restaurants, bars and other local attractions. Additional places include The Cut, Great Suffolk Street and Southwark Street.

Description

A selection of office suites within this period building offering a variety of sizes arranged on the ground and upper floors. All of the units are due for full refurbishment. The ground floor office benefits from its own entrance with the upper floors accessed via a passenger lift.

All of the units are predominantly open plan with excellent natural light throughout.

Refurbishment works are due to complete within the next three months.

82-83 BLACKFRIARS ROAD, LONDON SE1 8HA

Commercial Units

Ground Floor

2,059 sq ft @ £45 per sq ft - £92,655 per annum.

First Floor (Front)

1,146 sq ft @ £45 per sq ft - £51,570 per annum.

First Floor (Rear)

1,146 sq ft @ £45 per sq ft - £51,570 per annum.

Second Floor (Front)

1,128 sq ft @ £45 per sq ft - £50,760 per annum.

All service charges, insurance and other information can be provided upon request.

82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
GROUND FLOOR FRONT.



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
GROUND FLOOR REAR.



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
FIRST FLOOR FRONT.



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
FIRST FLOOR FRONT



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
FIRST FLOOR REAR



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
FIRST FLOOR REAR



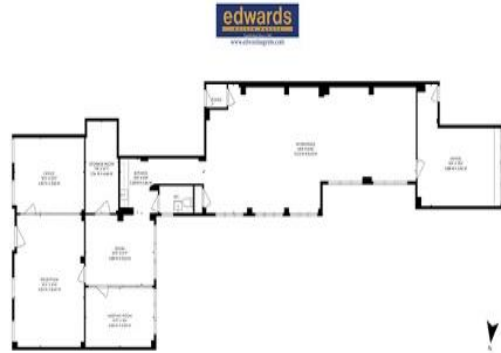
82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
SECOND FLOOR FRONT



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA
SECOND FLOOR FRONT



82-83 BLACKFRIARS ROAD, LONDON SE1 8HA FLOOR PLANS



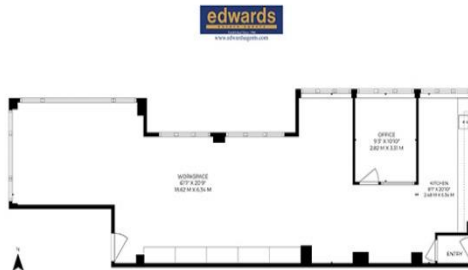
Blackfriars Rd, SE1
TOTAL APPROX NET INTERNAL FLOOR AREA
2444 Sqft / 227.04 Sqm

Floor plans are intended to give a general indication of the proposed layout only.
All images and dimensions are not intended to form part any contract or warranty.



Blackfriars Rd, SE1
TOTAL APPROX NET INTERNAL FLOOR AREA
1181 Sqft / 109.72 Sqm

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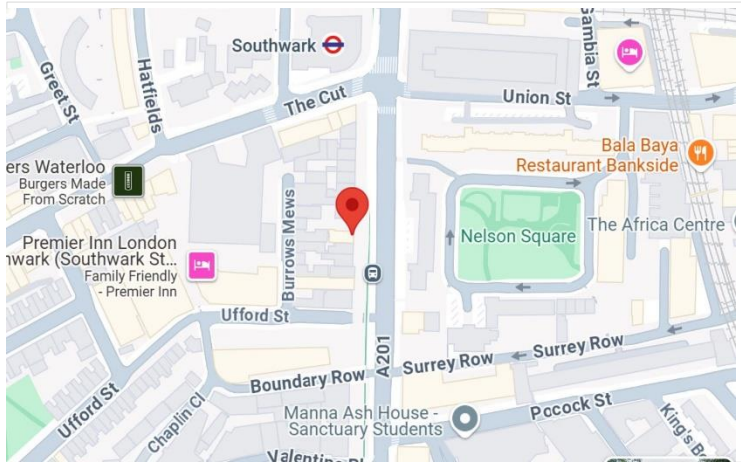
Blackfriars Rd, SE1
TOTAL APPROX NET INTERNAL FLOOR AREA
1170 Sqft / 108.70 Sqm

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Blackfriars Rd, SE1
TOTAL APPROX NET INTERNAL FLOOR AREA
1177 Sqft / 109.85 Sqm

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Location

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

Further Details

Ian Lim

E: ian@limcommercial.com

www.limcommercial.com

Tel: 07885 912 982

Rates

According to the Valuation Office, the rates payable for the year 2025/26 is as follows:

Annual Charges.

Ground Floor - £39,000

First Floor (front) - £19,968

First Floor (rear) - £19,100

Second Floor - £19,233

EPC

Being processed.

Term

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

Floor Area

1,121 – 5,478 sq ft

VAT

VAT is payable on the rent and service charge.

Service Charge

TBC

Rent

£45 per sq ft quoted exclusive of all outgoings.