

**FULLY REFURBISHED OFFICE IN SE1
(FURNISHED / UNFURNISHED)**

Tel: 07885 912 982



199 Southwark Bridge Road, London SE1 0AS
Ground Floor Office
Area Floor Space – Approx. 602.6 sq ft (56 sqm)

To Let - £24,000 per annum
Available now.

OFFICE (SOUTH EAST FACING)



KITCHEN



KITCHEN AND ENTRANCE TO W.C / SHOWER



OFFICE (SOUTH EAST FACING)



OFFICE (SOUTH FACING)



OFFICE (NORTH FACING)



OFFICE (SOUTH FACING)

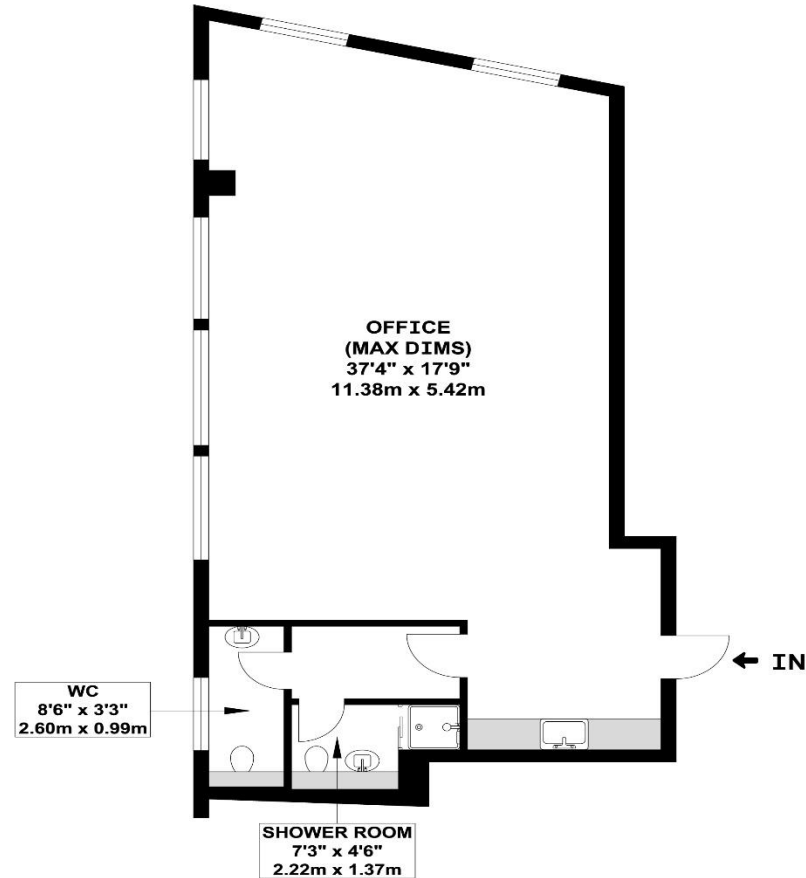


WC / SHOWER



FLOOR PLAN

**SOUTHWARK BRIDGE ROAD
LONDON SE1**



APPROX. NET FLOOR AREA 602.60 SQ. FT / 55.98 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".

199 SOUTHWARK BRIDGE ROAD, LONDON SE1 0ED

Location

The property is located close to the junction with Great Suffolk Street and within walking distance to both London Bridge mainline and underground services & Southwark underground station. There are a host of amenities directly outside of the property to include restaurants, bars, cafes and other local attractions to include Borough Market, Tate Modern, National Theatre and The Clink Prison Museum.

Description

A modern and contemporary Ground Floor office unit recently undergone a complete refurbishment throughout to include a large open plan work area, open plan kitchen with all appliances to include a dishwasher, combined fully tiled shower with W.C and a separate W.C. The office provides excellent natural light throughout with provisions for a separate meeting space and bike storage within the demised area.

The office is available to view immediately and offered to let either furnished or unfurnished.

A seating chart is available upon request.



Location

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

In addition, there are various bus routes along Southwark Bridge Road, Southwark Street and Borough High Street serving the West End, City of London and south eastern destinations.

EPC

B - 41

Term

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

Service Charge

Approx.£2,400 per annum.

❖ Specifications

- ❖ Wood flooring throughout
- ❖ Track LED light fittings
- ❖ Electric heating
- ❖ New kitchen appliances
- ❖ Shower & 2 x W.C facilities
- ❖ Ceiling fans
- ❖ Bike storage
- ❖ Full refurbished
- ❖ Central SE1 location

Floor Area

602.6 sq ft (56 sqm)

Rates

To be re-assessed.

VAT

VAT is payable on the rent and service charge.

Rent

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

Further Details

Ian Lim

E: ian@limcommercial.com

www.limcommercial.com

Tel: 07885 912 982