



## 34 Southwark Bridge Road

London, SE1 9EU

**Fitted out office  
accommodation at  
exceptional value.**

**2,720 sq ft**  
(252.70 sq m)

- Fitted with meeting rooms and a kitchen.
- Excellent natural light.
- Suspended ceilings.
- Demised and communal WC's.
- Passenger lift.

# 34 Southwark Bridge Road, London, SE1 9EU

## Summary

Available Size	2,720 sq ft
Rent	£27.50 per sq ft
Rates Payable	£15.35 per sq ft
Service Charge	£9.61 per sq ft
EPC Rating	E

## Description

34 Southwark Bridge Road provides exceptional value, fitted out office accommodation available on a new lease with flexibility from December 2022.

The 3rd floor benefits from excellent natural light and is fitted with meeting rooms and a kitchen.

## Location

Located on the west side of Southwark Bridge Road midway between its junction with Southwark Street and Southwark Bridge.

The surrounding area is home to a number of cultural highlights including Borough Market, Tate Modern, Shakespeare's Globe and Flat Iron Square.

London Bridge station provides excellent transport links with Thameslink, Southern and South Eastern trains as well as access to Jubilee and Northern underground lines. Cannon Street station provides access to Circle and District underground lines and South Eastern trains.

The pedestrianised Millennium Bridge provides a direct route across the Thames from Tate Modern to St Paul's Cathedral.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd	2,720	252.70	Available
<b>Total</b>	<b>2,720</b>	<b>252.70</b>	

## Specification

Fitted with meeting rooms and a kitchen.

Excellent natural light.

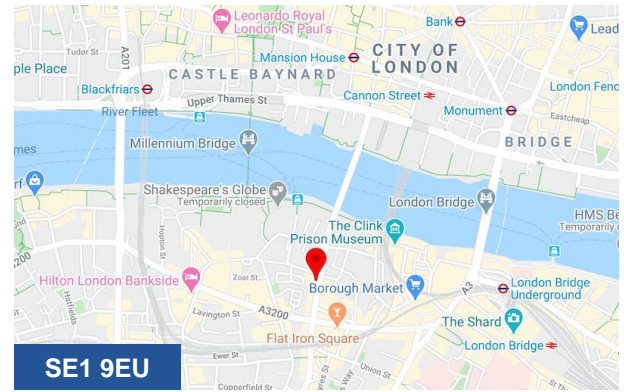
Suspended ceilings.

Demised and communal WC's.

Passenger lift.

## Terms

New short form lease direct from the landlord subject to a landlord rolling break from December 2023.



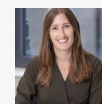
## Viewing & Further Information



### Tom Kemp

01234567890 | 07777777777

darryl+1499-Tom-Kemp@tldg.co.uk



### Monique Kelliher

01234567890 | 07777777777

darryl+1266-Monique-Kelliher@tldg.co.uk