

3,331- 7,819 SQ FT OF PRIME OFFICE ACCOMMODATION

49

SOUTHWARK  
BRIDGE ROAD

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LONDON SE1

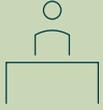


49 Southwark Bridge Road has recently undergone a significant refurbishment with a newly refurbished Reception, Ground & First Floors offices. The floors have been fitted, providing fully fitted floors ready for occupation.

The Floors have both been completed to a high standard, complete with exposed ceilings, raised floors, new air conditioning and high quality finishes.



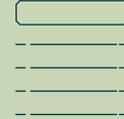
# AMENITIES



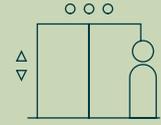
**MANNED RECEPTION**



**SHOWERS & CYCLE PARKING**



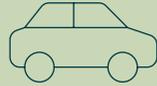
**NEWLY REFURBISHED  
CAT A + FLOORS**



**2X PASSENGER LIFT**



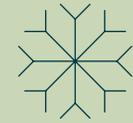
**DDA COMPLIANT**



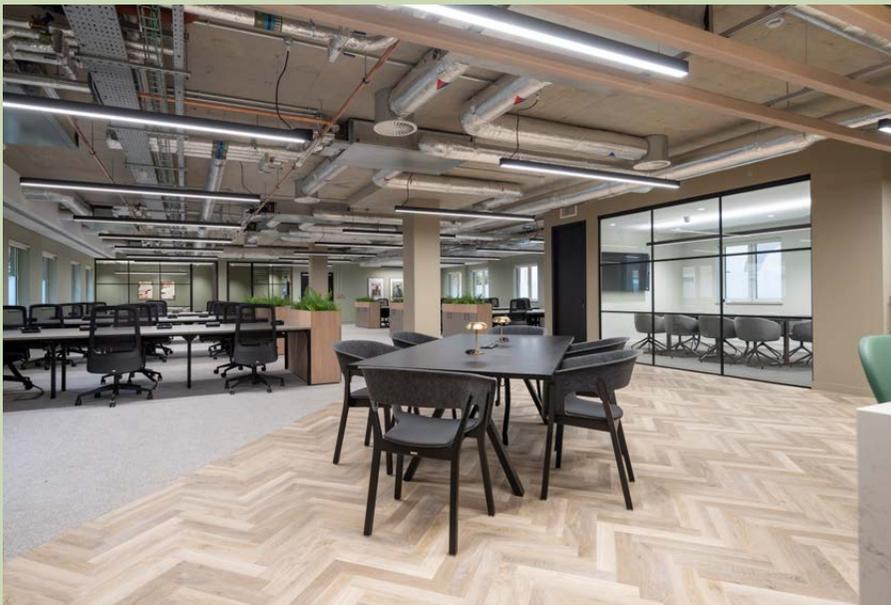
**PARKING AVAILABLE**



**EPC B**



**NEW A/C**

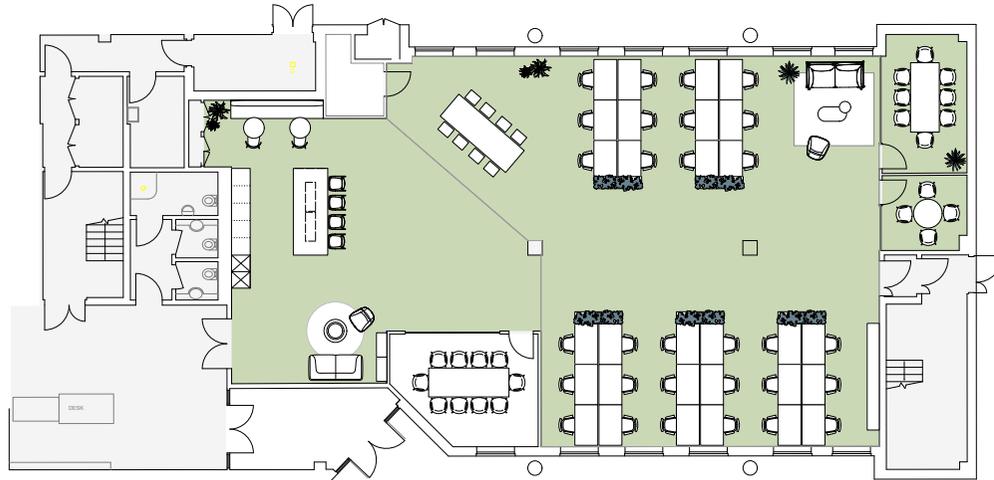


# ACCOMMODATION

Floor	Area sqft	Area sqm	Availability
Ground	3,331	309.46	AVAILABLE
First	4,488	416.95	AVAILABLE
<b>Total</b>	<b>7,819</b>	<b>726.41</b>	

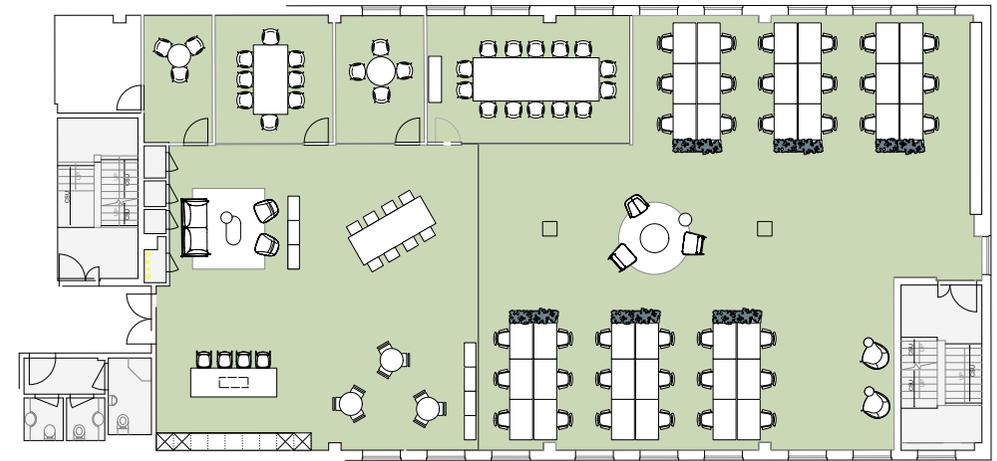


## GROUND FLOOR



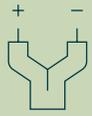
- 30 DESKS
- 8 FLEXIBLE WORK STATIONS
- 3 MEETINGS ROOMS

## FIRST FLOOR

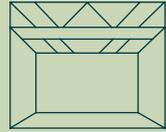


\*Indicative furniture plan

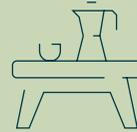
# FULLY FITTED SPECIFICATION



**FULLY  
CABLED**



**FULLY EXPOSED  
CEILING**



**KITCHEN AND  
BREAKOUT AREA**



**MEETING  
ROOMS**



**FULLY FITTED  
GROUND FLOOR**





Located in the heart of the creative South Bank district, 49 Southwark Bridge Road is well connected with London Bridge a 6 minute walk from the office building.

With plenty of local amenity the building provides a vibrate and exciting office location.



49



LONDON BRIDGE 6 MINS

CANNON STREET 11 MINS

SOUTHWARK 12 MINS

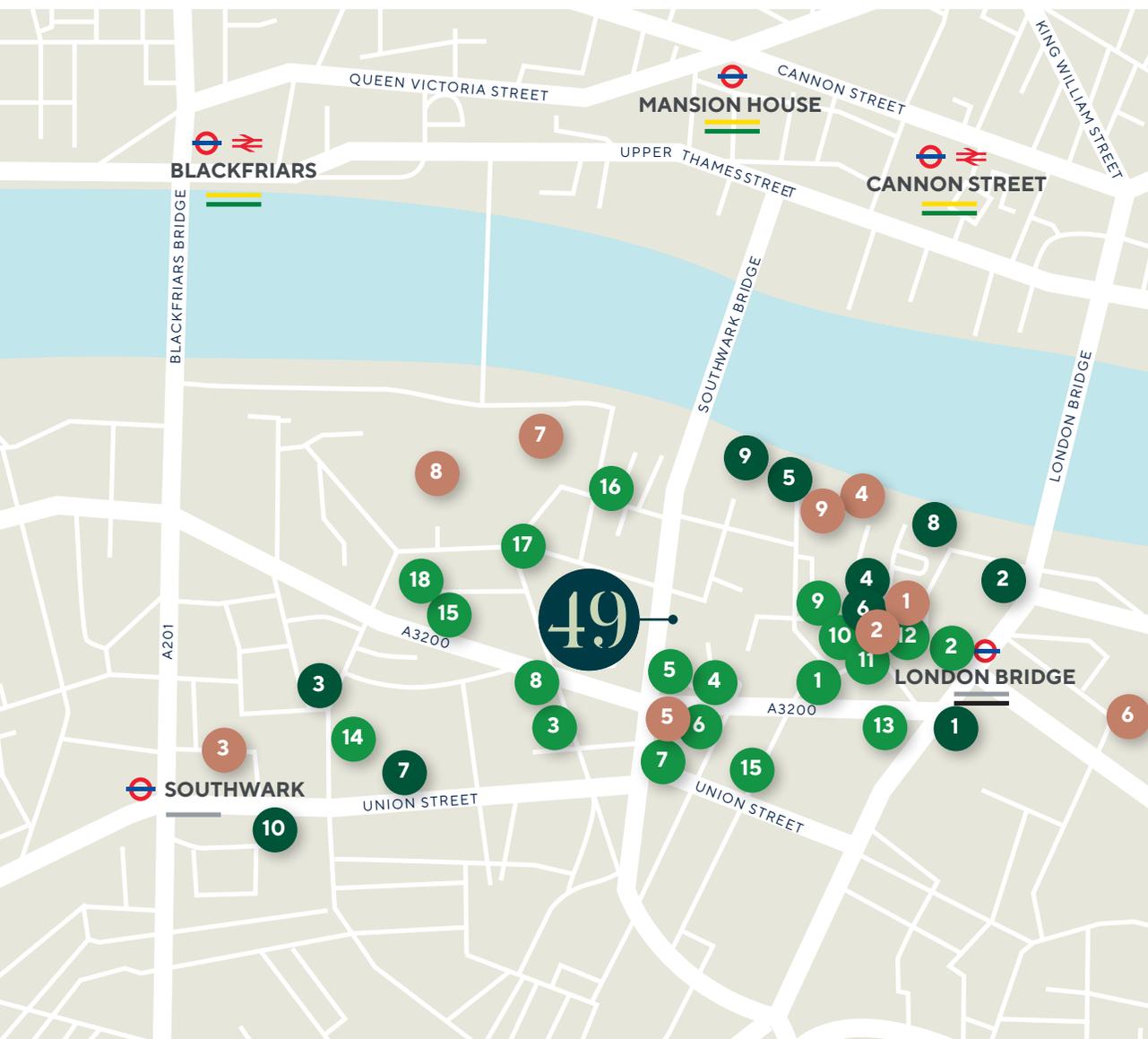
MANSION HOUSE 12 MINS

MONUMENT 15 MINS

BLACKFRIARS (SOUTH ENTRANCE) 12 MINS

CITY THAMESLINK 22 MINS

# LOCAL OCCUPIERS



## TO EAT

1. Casa Do Frango
2. Padella
3. Caravan
4. O'ver Borough
5. Lantana
6. PYRO
7. Bar Douro
8. Itsu
9. Brother Marcus
10. Barrafina
11. El Pastor
12. OMA
13. The Breakfast Club
14. Bread St Kitchen
15. Joe & the juice
16. Crosby & Hope
17. Uncommon
18. The Salad Project

## TO DRINK

1. George
2. The Barrow Bow
3. The White Hart
4. The Rake
5. Anchor Bankside
6. Monmouth Coffee
7. Mc & Sons Borough
8. Pulse Bar
9. Founders Arms
10. Lord Nelson

## ATTRACTIONS

1. Borough Market
2. The Everyman
3. Immersive Gamebox
4. Fitness First
5. The Bridge Gym
6. The Shard
7. Shakespeare's Globe
8. Tate Modern
9. The Clink Prison Museum

## TERMS

On application.

## RENT

On application.

## EPC

EPC rating of B.

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