

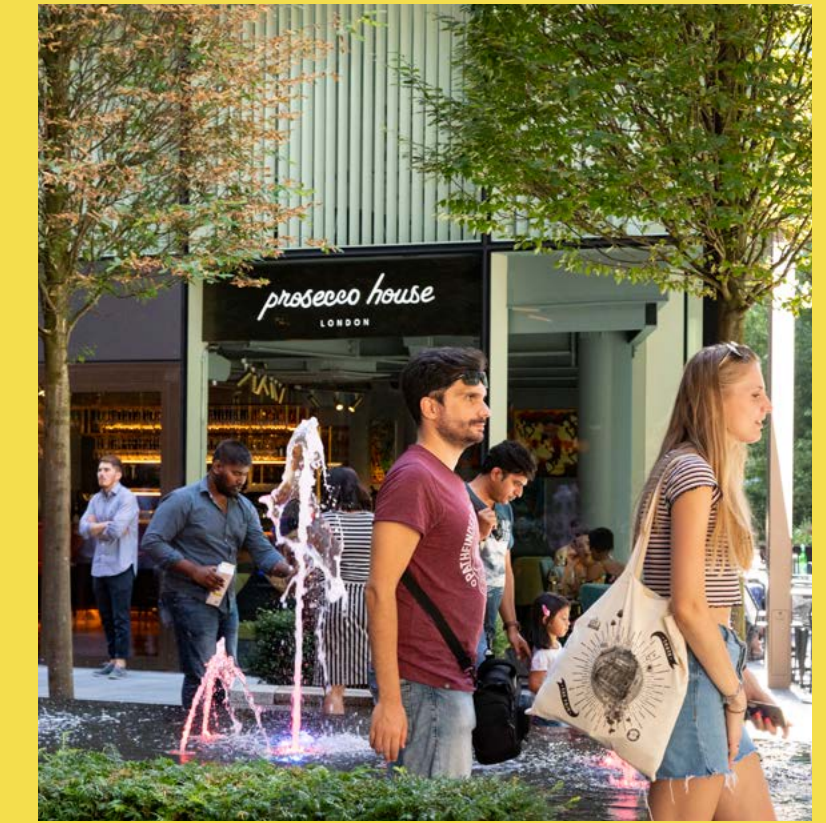
ONE TOWER BRIDGE

London • SE1



Unit 4.1 - Restaurant/Grab & Go Opportunity with iconic views of Tower Bridge and the Tower of London

ONE TOWER BRIDGE OVERVIEW



TOWER BRIDGE

**1 MILLION
VISITORS**

PER YEAR

.....



TOWER OF LONDON

**3 MILLION
VISITORS**

PER YEAR

.....



HMS BELFAST

**250,000
VISITORS**

PER YEAR

.....



THE OPPORTUNITY

Situated adjacent to Tower Bridge along Duchess Walk, this fitted restaurant is visible from the riverside, split over ground and mezzanine floors.

Located adjacent to The Ivy with world class views of Tower Bridge and Tower of London.

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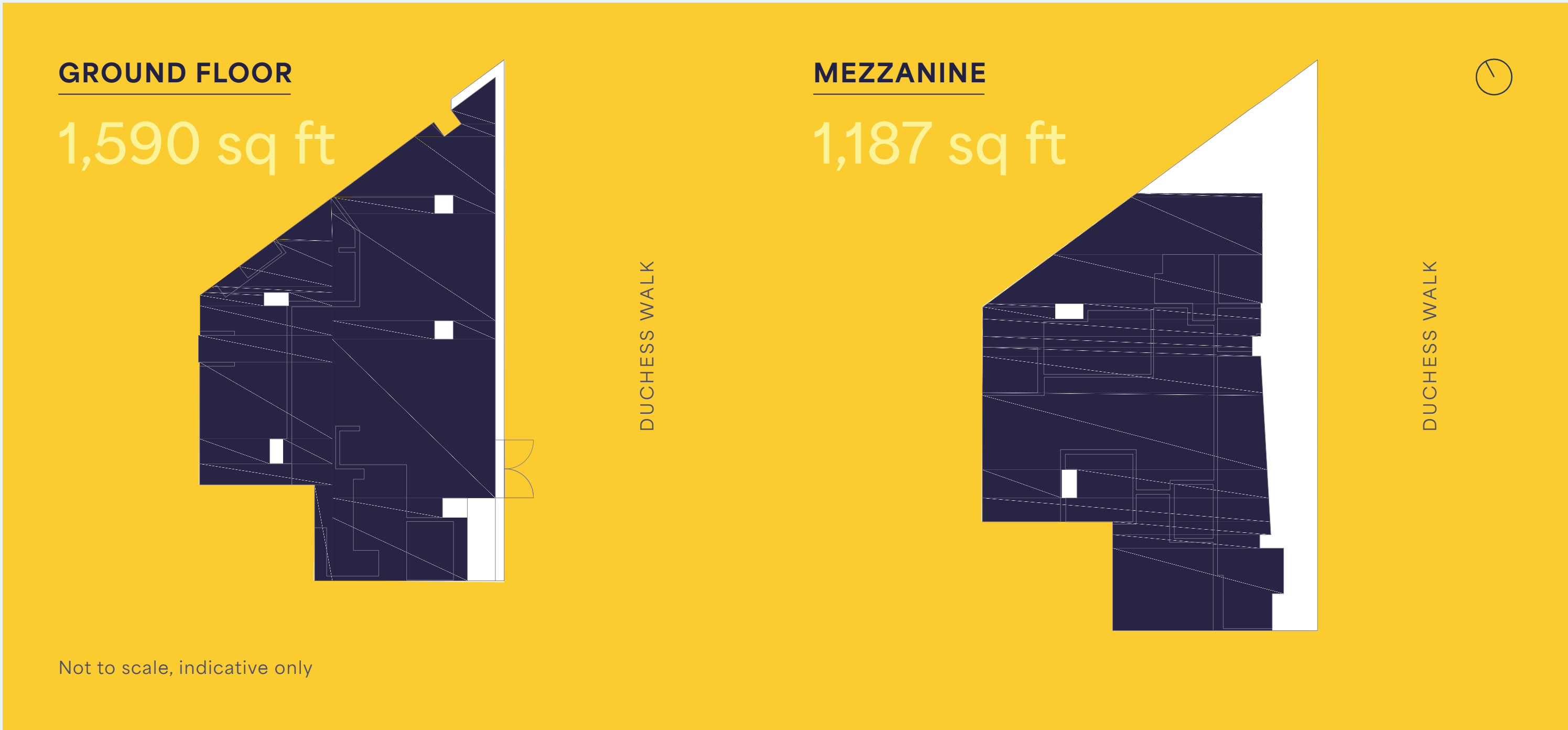
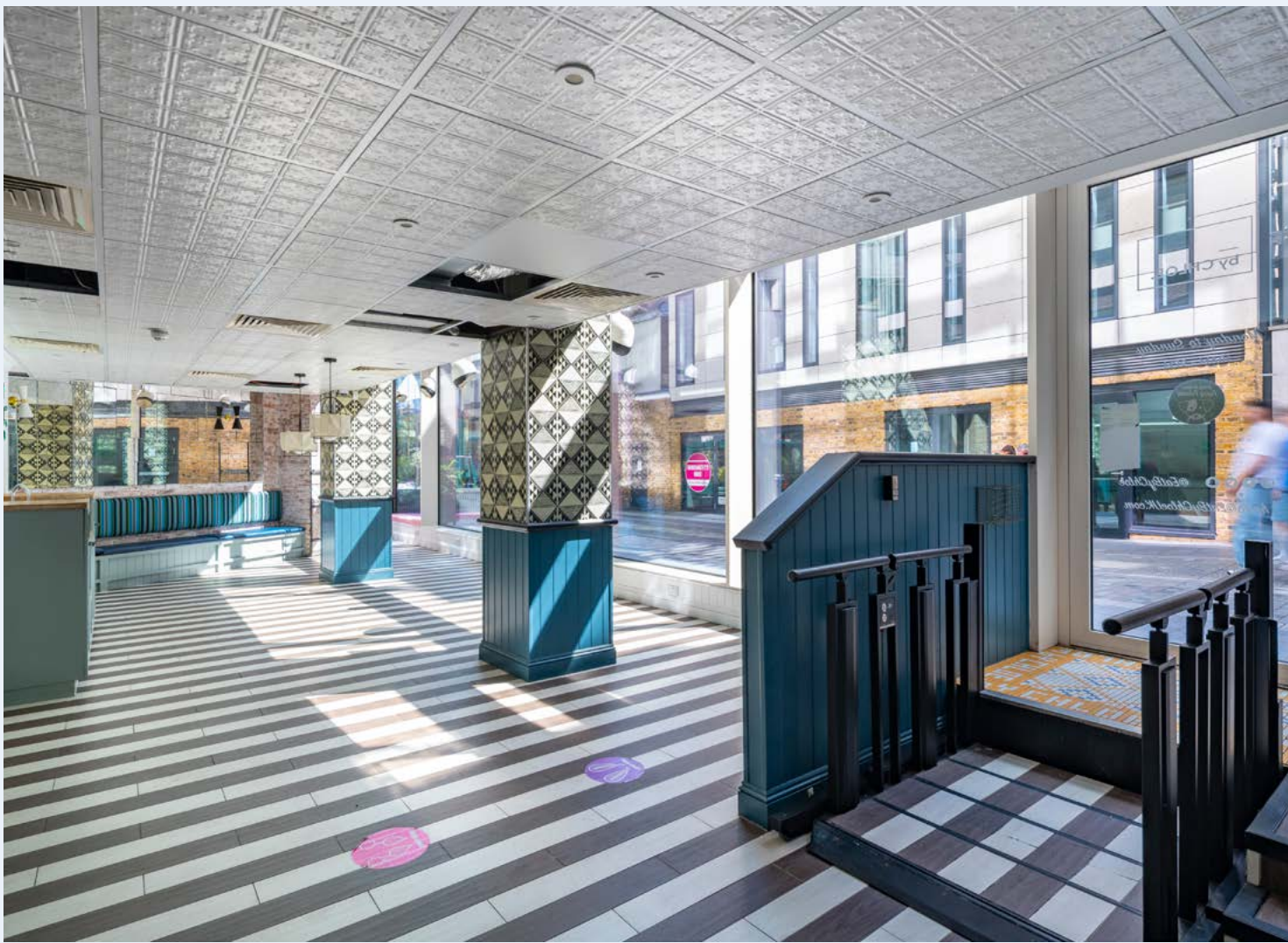


ACCOMMODATION & FLOOR PLANS

The premises are arranged over ground and mezzanine floors and comprise the following approximate Gross Internal Floor Areas:

N.B. Plus 360 sq ft external seating, subject to necessary licencing and planning.

Floor	Sq Ft	Sq M
Mezzanine	1,187	110.3
Ground	1,590	147.7
Total	2,777	258





View across Potters Field Park

LOCATION

The restaurant is located in the landmark One Tower Bridge Development which occupies a truly unique and iconic location next to a host of world-class cultural attractions which draw visitors from across the globe such as the Tower of London, Tower Bridge, HMS Belfast, City Hall and the River Thames.

In addition to the iconic cultural attractions drawing a global audience, One Tower Bridge benefits from close proximity to The City of London and a very high density of office workers close by within the More London and Hays Galleria office developments, comprising over 3,000,000 sq ft of mixed-use space. Key office occupiers in close proximity include Ernst & Young, PWC and Norton Rose.

One Tower Bridge also benefits from a strong residential catchment with over 400 private apartments within the development itself and across Southwark.



- LOCAL OCCUPIERS**
- 1. EY Headquarters
 - 2. PwC Headquarters
 - 3. Norton Rose Fulbright
 - 4. Gallup
 - Aurora
 - Arma Partners
 - Cognism
 - HCA Healthcare
 - Protiviti Revantage
 - Rider Levett Bucknall
 - Robert Half

- RESTAURANTS**
- 1. Oblix
 - 2. Hutong
 - 3. Aqua Shard
 - 4. Story
 - 5. José
 - 6. Le Pont de la Tour
 - 7. Butlers Wharf Chop House
 - 8. Tapas Brindisa London Bridge
 - 9. Padella
 - 10. Roast
 - 11. Elliots
 - 12. Wright Brothers
 - 13. Casse-Croûte
 - 14. Tower Bridge Collective Food Hall

KEY TRAVEL TIMES FROM LONDON BRIDGE STATION ➡ 🚉

BANK
2 MINS

WATERLOO
3 MINS

CANARY WHARF
6 MINS

LIVERPOOL STREET
8 MINS

BOND STREET
9 MINS

KING'S CROSS
10 MINS



Bridge Theatre - 3 Potters Field Park

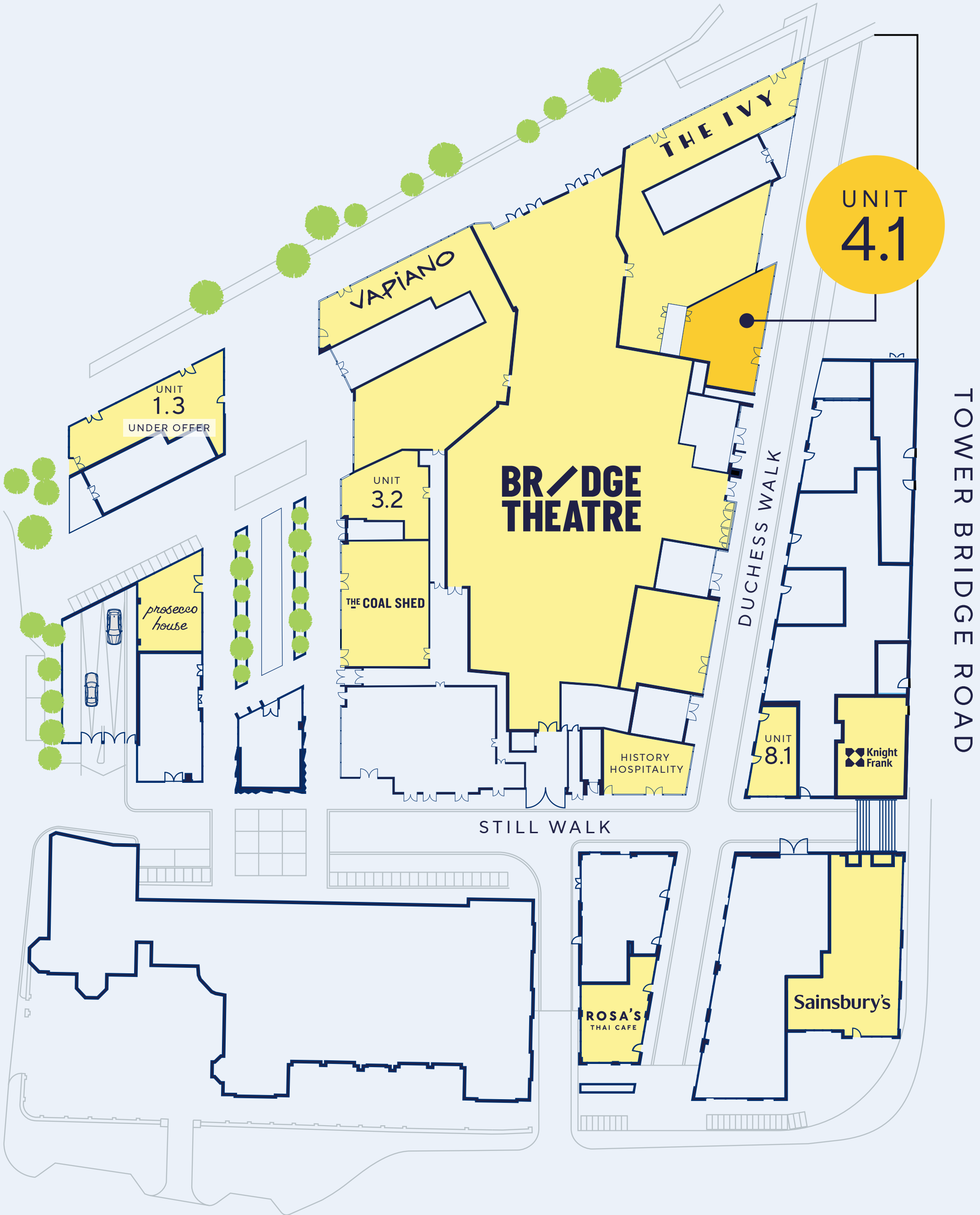
SITUATION

This restaurant opportunity is located on **Duchess Walk** and visible from **Tower Bridge** and nearby to **Shad Thames** with **The Ivy** positioned adjacent on the corner.

The former City Hall is located immediately adjacent to One Tower Bridge and following refurbishment will provide over 40,000 sq ft of mixed-use accommodation enhancing the connectivity between One Tower Bridge and More London. Works are scheduled for completion in Summer 2028.



NE TOWER BRIDGE



FURTHER INFORMATION

TENURE

Available on a new FRI lease for a term to be agreed, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

VIEWINGS

Strictly through the sole letting agents:



SUSIE BUSS

susie.buss@jll.com
07807 079 971

CHLOE DHUNA

chloe.dhuna@jll.com
07873 627 290

QUOTING RENT

Upon Application.

SERVICE CHARGE

2026 Annual service charge £28,644.

COSTS

Each party to bear their own legal costs.

PLANNING

E Class.

Recirculation system only to enable air flow for cooking.

BUSINESS RATES

2026 Estimated Rateable Value
£106,000.

2026 Rates Payable £45,580 p.a.

Interested parties are advised to make their own enquiries with the VOA.

PREMISES LICENCE

The premises licence will be transferred to the incoming tenant upon completion.

The licence benefits from the following trading hours:

Sunday - Thursday	8.00 - 00.00
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Friday & Saturday	8.00 - 00.30
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* External seating until 22.00

Further detail available upon request.

P-THREE®

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