

FIELD & SONS

COMMERCIAL

F & S

Second Floor East
38 Southwark Street,
London, SE1 1UN



38 Southwark Street

Studio Office Close To
Borough Market

1,590 sq ft | 148 sq m

Second Floor Office To Let

38 Southwark Street

Studio Office Close To Borough Market

Location

Prominently located on the north side of Southwark Street in the rejuvenated Bankside area, the premises are perfectly nestled between some of London's top attractions including The Shard, Borough Market and the Thames.

Excellent transport links with London Bridge Station minutes away giving access to mainline rail and Underground services (Jubilee and Northern lines, together with numerous bus routes in all directions while cycle lanes have been prioritised to make the pedalling commute ideal.

Description

This studio style office is located on the second floor of this mixed-use building providing contemporary open plan office space plus glazed meeting room, kitchen point and two w.c.s.

Accessed via the refurbished communal ground floor lobby with stairs and passenger lift to the upper floors.

Accommodation

Second Floor East = 1,590 sq ft (148 sq m).



Amenities

- Heating/cooling cassettes
- Suspended linear LED lighting
- Fibre optic broadband
- LVT wood effect flooring
- Floor boxes
- Passenger lift
- Glazed meeting room
- Excellent natural light.
- Fully equipped kitchen
- Male and Female W.C.s

38 Southwark Street

Studio Office Close To Borough Market



Disclaimer - Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Terms

New lease direct on terms by negotiation.

Rent

£87,450 per annum, exclusive. VAT applicable.

Business rates

Approx. £29,155 payable for the year 2026/27 (the new Rateable Value being £59,500).

Service charge

Approx. £6,000 per annum.

Energy performance

EPC Asset Rating = 40 (Band B).

FIELD & SONS

COMMERCIAL

For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: **com@fieldandsons.co.uk**

www.fieldandsons.biz