



TO LET

Arch 85 Scoresby Street,
Southwark, London, SE1 0XN



Video Link

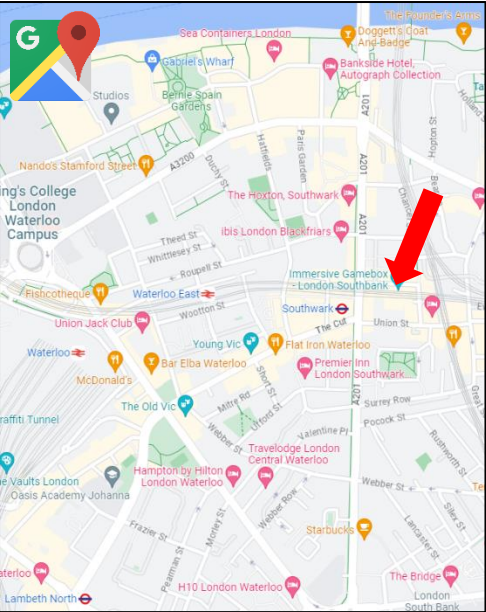
E Class Opportunity
2,205 sq ft



Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

The arch has been refurbished and is lined. The new arch in fill has a bi-folding central section and separate pedestrian and doors either side. The arch benefits from good height with loading on Scoresby Street. The unit has a concrete floor, three phase power, WC facilities, water and waste.

- Newly refurbished
- Three phase power
- Water, Waste & Gas
- Bifold Doors

Location

The arches are located on Scoresby Street, to the east of Blackfriars Road (A201) opposite Southwark Underground Station. The premises are located along a row of arches which include, Nando's, Origin Coffee, Southwark Tap and Wine Bar and Immersive Gamebox. There is a pedestrian cut through to Great Suffolk Street and the end of Scoresby Street leads on to Gambia Street and Union Street.

Located on the Low-Line the arches are located approximately a 2-minute walk from Southwark Underground Station (Jubilee Line) and approximately a 5-minute walk from Blackfriars Bridge.

Floor Areas (GIA)

	Sq ft	Sq m
Arch 85	2,205	205

Terms

The arches are available on new leases directly from the landlord on terms to be agreed. Offers in-excess of £80,000 per annum exclusive, plus VAT, are invited.

Rates

The rateable value is £42,250 with a rates payable for 23/24 of £21,083 **

Plans

Plans are available [here](#).

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
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07494 474190



Jonathan Hay
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** Interested parties are advised to make their own enquiries via the London Borough of Southwark. July 2023

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