

FIELD & SONS

COMMERCIAL

F & S

Saxon House
48 Southwark Street,
London, SE1 1UN



Saxon House

Bright Refurbished Suites

1,027 – 5,290 sq ft | 95 - 491 sq m
Office Floors To Let (Can Be Fully Fitted & Furnished)

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Location

Prominently located on Southwark Street in the rejuvenated Bankside area the premises are perfectly positioned 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.

Description

An attractive period former warehouse building that has been refurbished to provide contemporary and bright office spaces.

Five floors are available each arranged as a main open plan area with kitchen point and demised w.c. The fourth floor currently has a number of glazed meeting rooms.

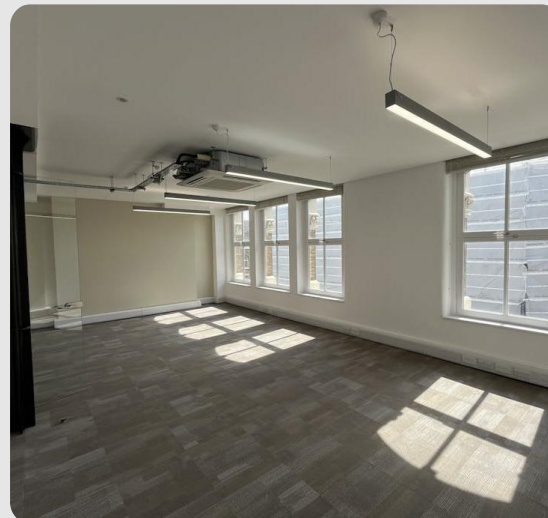
Excellent natural light with windows front and rear.

Accessed via upgraded ground floor entrance with stairs and passenger lift to the upper floors.

Can be available fully fitted and furnished.

Accommodation

First floor	1,027 sq ft (95 sq m)
Second floor	1,078 sq ft (100 sq m)
Third floor	1,061 sq ft (99 sq m)
Fourth floor	1,058 sq ft (98 sq m)
Fifth floor	1,066 sq ft (99 sq m)
Total	5,290 sq ft (491 sq m)



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Amenities

- Air conditioning
- Newly carpeted
- Linear LED lighting
- Can be fully fitted & furnished
- Fibre line
- Perimeter trunking
- Excellent natural light
- Passenger lift
- Refurbished entrance & common parts
- Kitchen point in each floor
- Demised w.c.s

Terms

New flexible leases direct on terms by negotiation.

Rent

£45 per sq ft per annum, exclusive.
VAT applicable.



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Business rates

Approx. £17.58 per sq ft payable for the year 2025/26.

Service charge

Approx. £12 per sq ft per annum. Includes electricity and air conditioning maintenance.

Energy performance

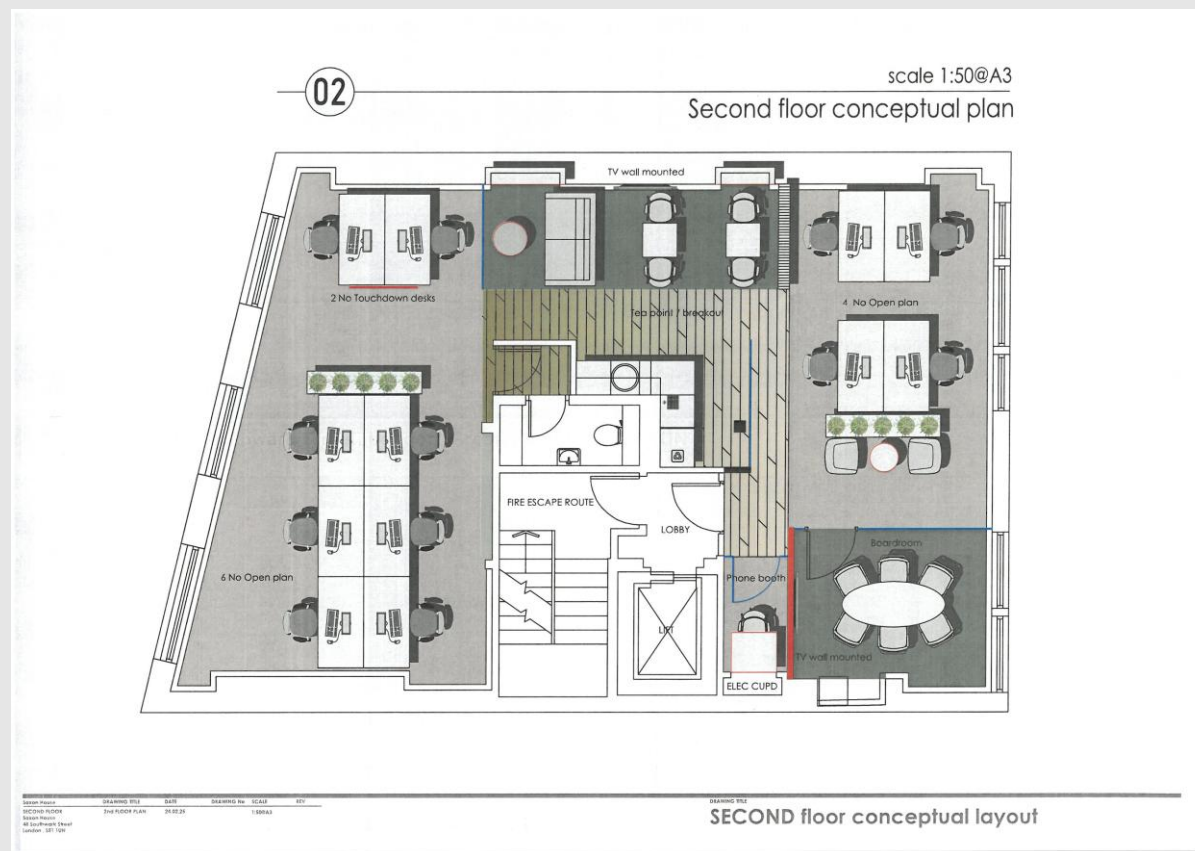
EPC Asset Rating = Band B.

Address

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