

FIELD & SONS

COMMERCIAL

138 Southwark Bridge Road
London, SE1 0DG

138 Southwark Bridge Road

Commercial Space

3,626 sq ft | 337 sq m

Ground floor office / E class unit

For Sale or To Let

138 Southwark Bridge Road

Commercial space

Location

The property is prominently located on Southwark Bridge Road, just south of the junction with Great Suffolk Street/Webber Street, close to the various attractions of Borough Market and Bankside localities.

Excellent connectivity with Borough and Southwark Underground stations being within 7 and 8 minutes walk respectively plus the main transport hubs at Waterloo and London Bridge also being within walking distance.

Description

Comprises a modern contemporary self-contained ground floor unit forming part of this large mixed use development.

Arranged as a main open plan front office plus glazed meeting room, middle section providing gents and ladies w.c.s, DDA w.c. shower room and fully equiped kitchen/break out space. Rear office arranged as a large space plus two partitioned areas.

Own entrance from street, with fully glazed frontage.

The approximate net internal floor area is 3,626 sq ft (337 sq m).



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Amenities

- Air conditioning
- Raised floor with floor boxes
- Suspended ceiling with recessed LED lighting
- Fully equipped kitchen
- Electric security shutters
- Extensive built in storage
- Gents, ladies and DDA w.c.s plus shower
- On site cycle storage

Business rates

The Rateable value is £87,000 and therefore the business rates payable for the year 2025/26 are approx. £48,285.

Service charge

Currently approx. £12,700 per annum.

Energy performance

EPC Asset Rating = 49 (Band B).



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Proposal

The long leasehold for a term of 999 years with a peppercorn ground rent is offered for sale with full vacant possession.

Offers in the region of £1,500,000 below £415 per sq ft).

OR

To let by way of a new lease on terms by arrangement..

Rent £72,520 per annum, exclusive (£20 per sq ft).

VAT is applicable to the price and rent

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For further details, please contact:

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Or Joint Agents

Union Street Partners

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