



FIELD & SONS

COMMERCIAL

The Bridge
81 Southwark Bridge Road
London, SE1 0NQ



The Bridge

Office Suite Sublet

1,750 sq ft | 163 sq m

1st Floor Fitted Office Sublet

The Bridge

Firsy Floor Office Sublet

Location

Office suite available to let within this modern building prominently located at the junction of Southwark Bridge Road and Southwark Street. London Bridge station is within a short walk and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

Recent and on-going major developments have transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity.

Description

The available accommodation comprises the entire first floor office suite, which is arranged as two plan spaces. two meeting rooms, kitchen and store room. Excellent natural light, with windows on both sides, the front being full floor to ceiling height glazing.

Accessed via the ground floor entrance, with passenger lift and stairs to the upper floors. W.C.s (including disabled accessible) are located within the communal parts of the building, which also benefits from an on site café adjacent to the ground floor entrance.

Available fully furnished.

Floor area

First floor : 1,750 sq ft (163 sq m).



The Bridge

First Floor Office Sublet

Amenities

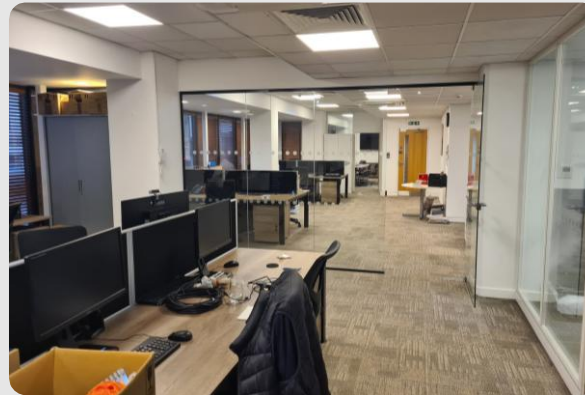
- Ceiling mounted heating/cooling cassettes
- Recessed panel LED. II lighting
- Floor boxes
- Kitchen area within office
- Two meeting rooms
- Passenger lift
- Staffed front desk during building extended opening times. 24/7 access at landlord's discretion
- Excellent natural light
- Available furnished

Terms

Sublease to December 2027.

Rent

£66,500 per annum, exclusive. VAT applicable.



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First Floor Office Sublet

Business rates

Approx. £28,820 payable for the year 2026/27 (the Rateable Value being £65,500).

Service charge

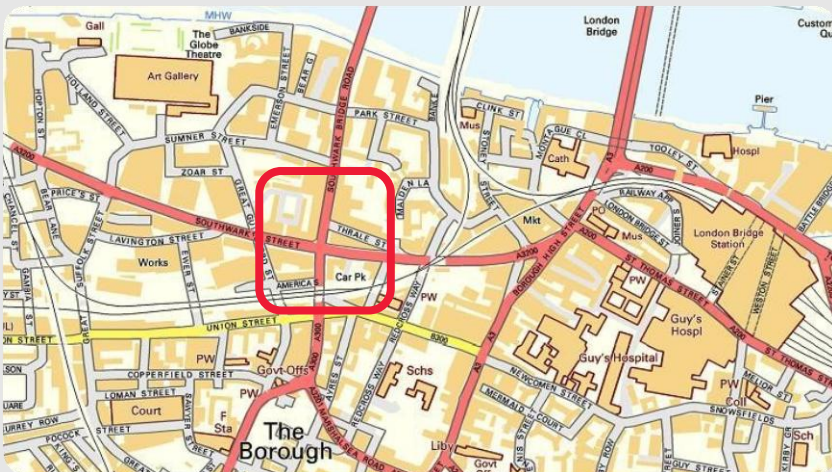
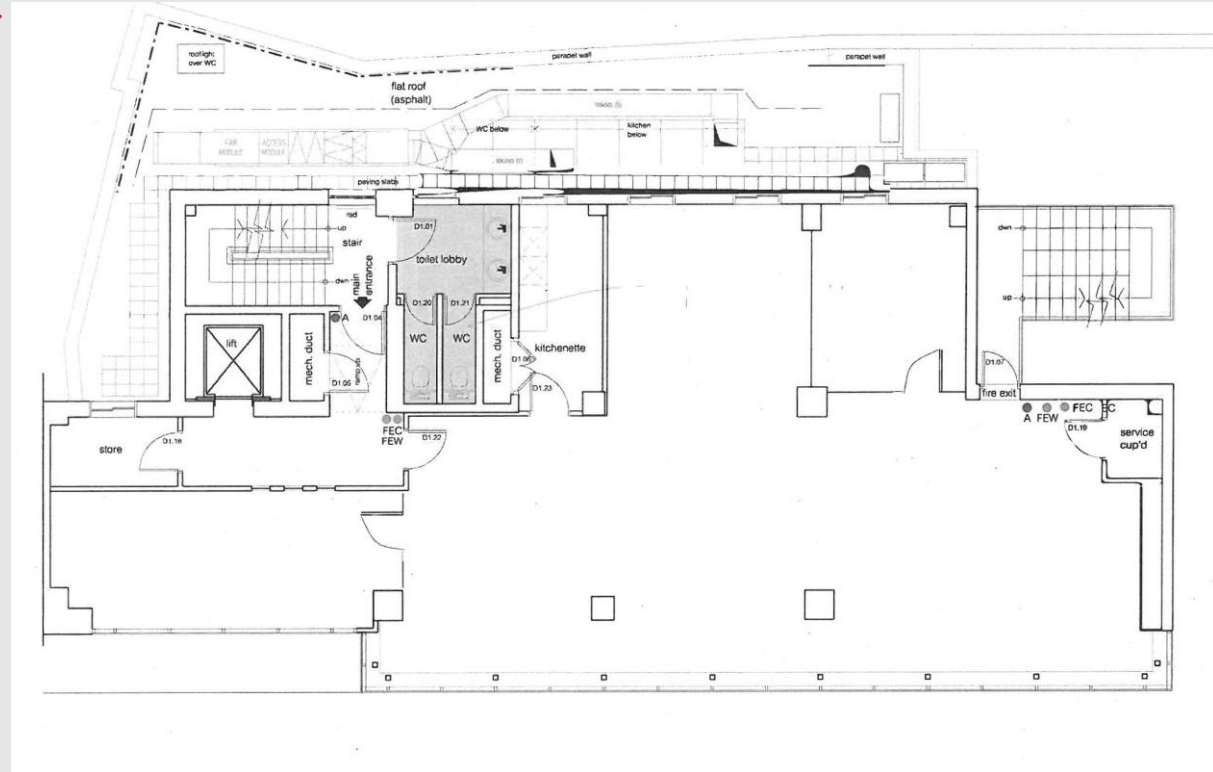
Currently £28,665 per annum.

Energy performance

EPC Asset Rating = 35 (Band B).

Address

First Floor
The Bridge
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For further details, please contact:
Ben Locke or Nigel Gouldsmith
Tel: **020 7234 9639**
E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz

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