

FIELD & SONS

COMMERCIAL

170-172 Tower Bridge Road
London, SE1 3LS



170-172 Tower Bridge Road Warehouse Style Office

3,575 sq ft | 3323 sq m

Ground and Lower Ground floor space
For Sale or To Let

170-172 Tower Bridge Road

Warehouse Style Office

Location

The premises are prominently located on corner of Tower Bridge Road and Tanner Street, just to the east of the popular and vibrant Bermondsey Street.

The immediate local area provides high quality residential property with numerous office and retail buildings together with bars, cafes and restaurants. The redeveloped London Bridge mainline and underground stations with the entrance/exit on St Thomas Street is within a short walk as is the popular Borough Market.

Description

Comprises a very attractive self-contained former warehouse office / e-class premises over ground and lower ground floors with own entrance in this prominent corner period former warehouse building.

The ground floor is arranged as a main open plan office plus meeting room, kitchen, mezzanine storage/server room and accessible DDA WC.

The lower ground floor is arranged as five meeting rooms of various sizes including one large boardroom, all with air conditioning, two further call booths, another kitchen, large open place break out area, two WCs, one shower and a further storage room.

Accommodation

Ground Floor : 1,527 sq ft (141 sq m)

Lower Ground : 1,674 sq ft (155 sq m)

Total : 3,575 sq ft (332 sq m)



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Amenities

- Air Conditioning throughout
- Six meeting rooms of various sizes and two call booths
- Mixture of suspended linear and spot lighting
- Vinyl and carpeted flooring
- Underfloor and perimter data trunking
- Large Crittall windows on two sides on both floors, giving excellent natural light
- High floor to ceiling heights on both floors
- Kitchen on both floors
- Large storage / server room and further storage areas
- Open plan break out area in lower ground



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Business rates

Rates payable for the year 2025/26 are approximately £44,955. (Rateable value £81,000).

Service charge

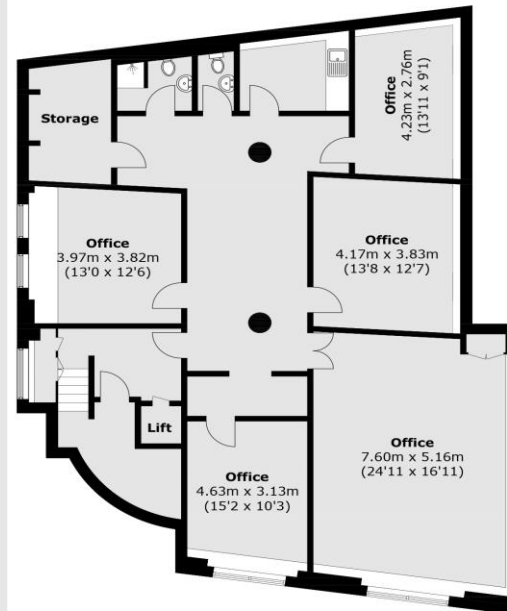
Currently approx. £2,500 per annum.

Energy performance

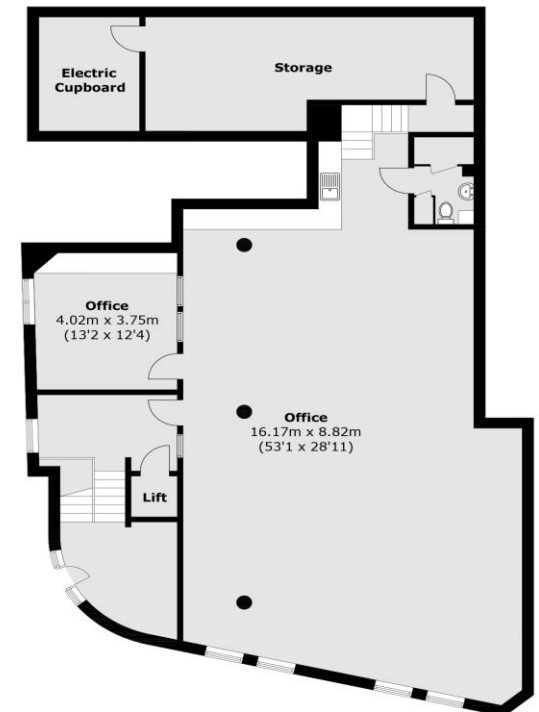
EPC Asset Rating = 46 (Band B).

Address

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Lower Ground Floor



Ground Floor

Total area (approx.): 373.0 sq. m (4,014.0 sq. ft)

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Proposal

The unit is offered full vacant possession with the benefit of the Freehold title (upper parts sold on long leaseholds).

Offers in the region of £1,400,000.

OR

To let by way of a new flexible lease.

Rent £100,000 per annum, exclusive.



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