

30 Park Street, London,  
SE1

mellersh  
& harding  
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# Refurbished Cat A Office To Let



3,585 sq ft (333.06 sq m) – 7,526 (699.19 sq m) To Let

## Location

The property is situated within the heart of Bankside within easy reach of both the river Thames and Borough Market. London Bridge Station (Jubilee, Northern lines, Thameslink and Mainline) is only a short walk from the building.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

## Description

The offices are situated on part second and part ground and are arranged as follows:

Floor	Sq. ft	Sq. M
Part Ground Floor north	3,585	333.06
Part Ground Floor South	3,941	366.1
<b>TOTAL</b>	<b>7,526</b>	<b>699.19</b>

## Amenities

- Three automatic passenger lifts
- Raised floors
- Recessed lighting
- Security system
- Showers and bike racks
- Air conditioning
- Suspended ceilings
- Manned reception and 24/7 security

## Term

New sub-lease for terms to be agreed, no later than August 2028.

## Rent

£55.00 per sq. ft exclusive

## Business Rates

The rates payable are running at approx. £17.44 per sq. ft

\*all interested parties should make their own inquiries to ensure the accuracy of this information.

## Service Charge

The service charge is running at approximately £9.07 per sq. ft

## EPC

D86

## Legal Costs

Each party to be responsible for their own legal costs.

## Viewings

Strictly by appointment with sole joint letting agents **SHW AND MELLERSH & HARDING LLP**

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