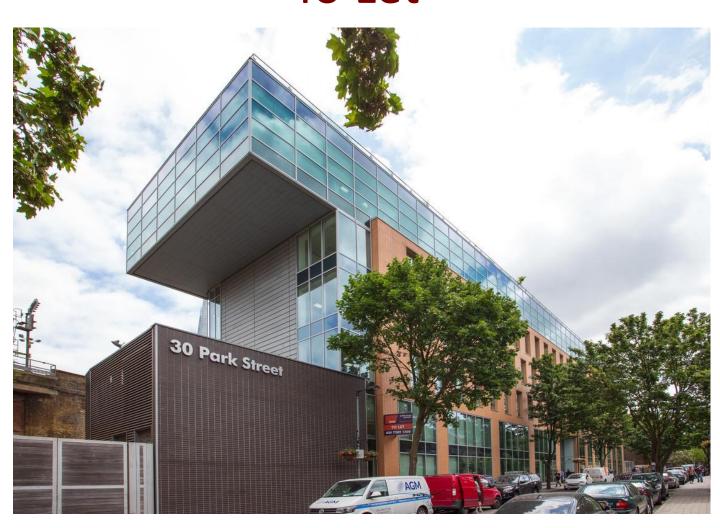


# Refurbished Cat A Office To Let



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.

## 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
TOTAL	7,526	699.19

### **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

# **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

Jonathan Stern 020 7522 8517 jstern@mellersh.co.uk Sammy Conway 020 7522 8524 sconway@mellersh.co.uk Holly Purvis 020 7389 1507 hpurvis@shw.co.uk

<sup>\*</sup>all interested parties should make their own inquires to ensure the accuracy of this information.

