

FIELD & SONS

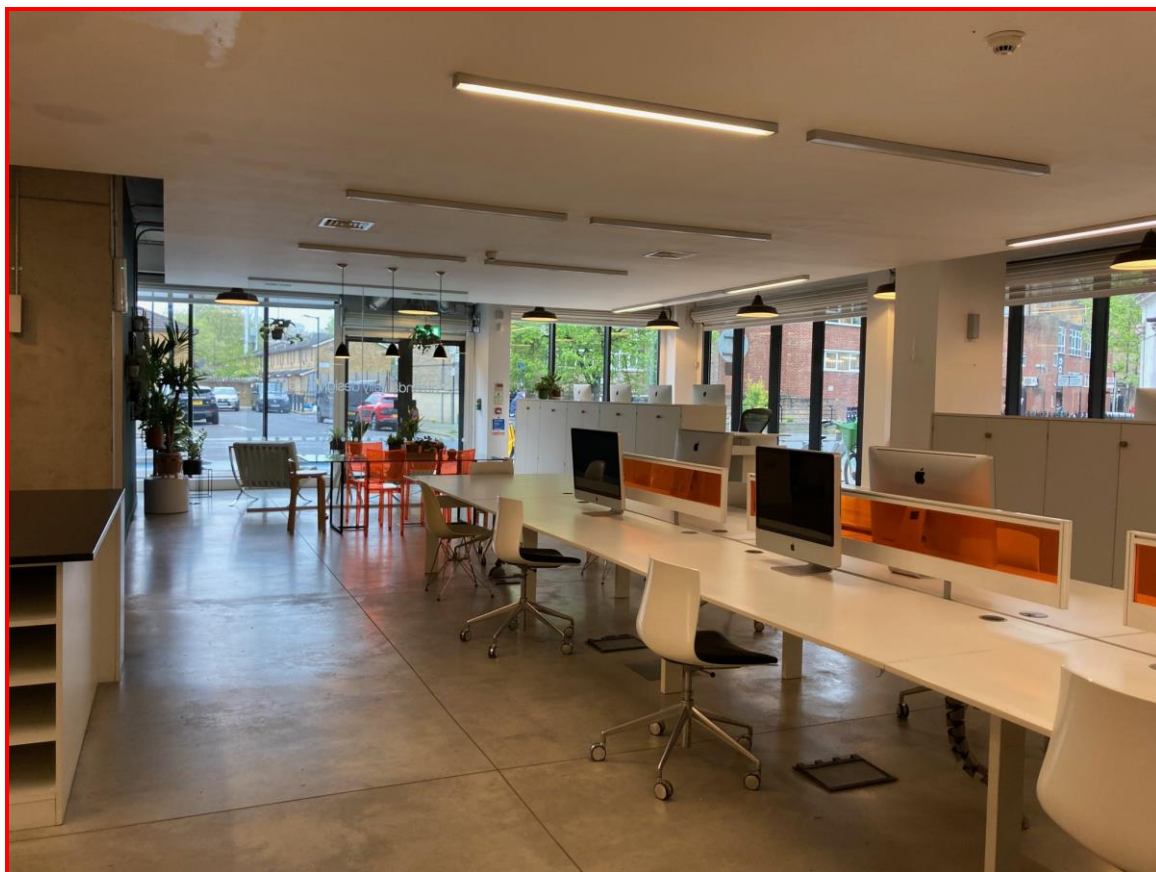
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

MODERN GROUND FLOOR OFFICE/ E CLASS FOR SALE OR TO LET



**142 SOUTHWARK BRIDGE ROAD, LONDON SE1 0DG
APPROX. 4,305 SQ FT (399.9 SQ M)**

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 the Borough Market and Bankside localities.

Excellent connectivity with Borough and Southwark Underground stations being 7 and 8 minutes walk respectively plus the main hubs at Waterloo being 11 minutes and London Bridge 15 minutes (source Google maps).

The surrounding area is a highly popular business, residential and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices, hotels and apartments.

DESCRIPTION

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

Arranged as two main office areas, fully equipped kitchen and break out space, rear storage and two w.c.s.

Two entrances direct from street level with full height glazed return frontage.

The approximate net internal floor area is : 4,305 sq ft (399.9 sq m).

142 SOUTHWARK BRIDGE ROAD, SE1

AMENITIES

- Under floor heating
- Air handling system
- Floor boxes
- Mix of pendant and linear lighting
- Exposed services
- Fully equipped kitchen/break out area
- Electric security shutters
- Extensive storage
- Excellent natural light.

Can be available fully furnished as 'plug & play' space.

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold with a peppercorn ground rent.

Offers are sought in the region of £2,800,000.

OR

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

Rent £153,000 per annum, exclusive of all outgoings.

VAT is applicable to price and rent..

BUSINESS RATES

The Rateable Value is £108,000 and therefore the business rates payable for the year 2024/25 are approximately £58,968.

SERVICE CHARGE

Currently approximately £11,590 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 50 (Band B).

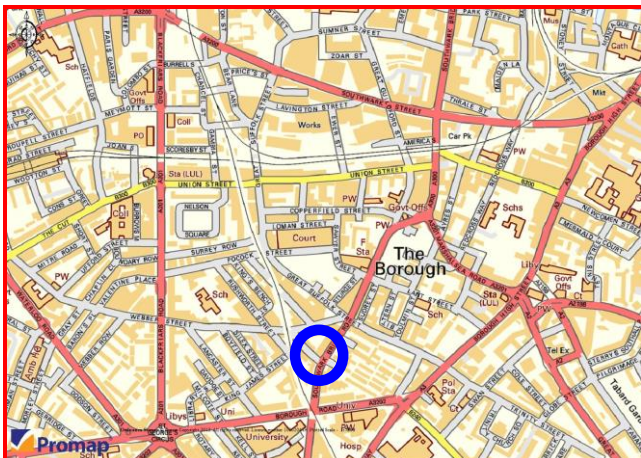


FURTHER DETAILS

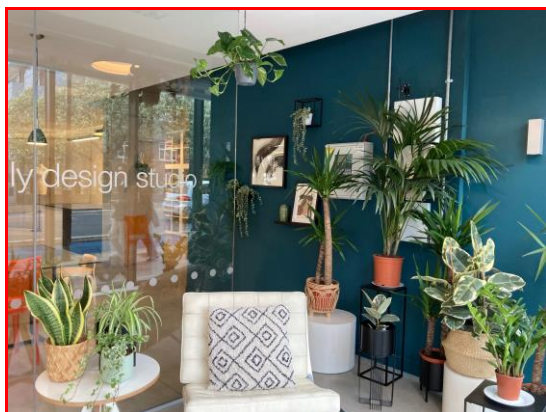
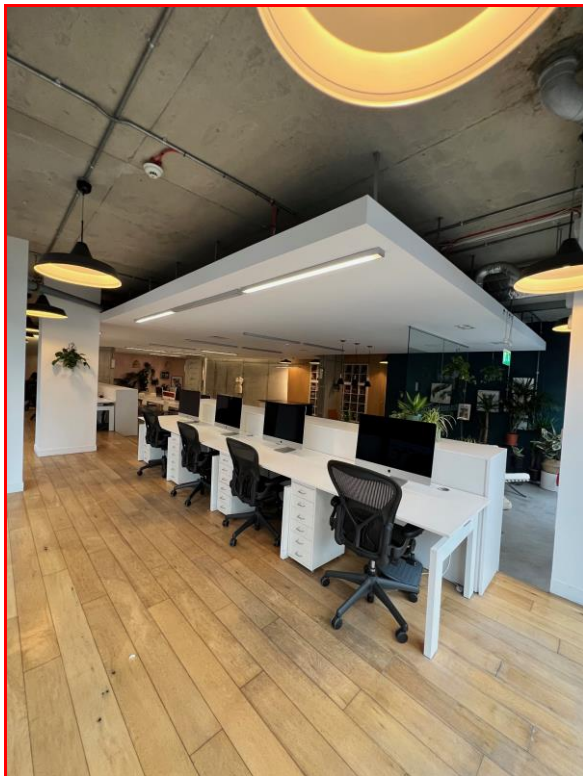
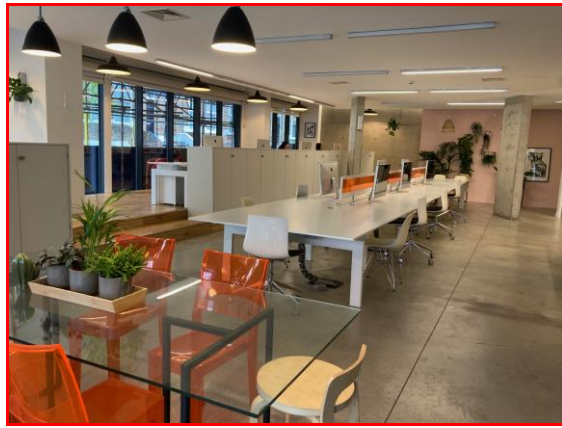
For further details please contact :

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www.fieldandsons.biz



142 SOUTHWARK BRIDGE ROAD, SE1



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