

**FIELD & SONS**

COMMERCIAL

F & S

91-95 Southwark Bridge Road,  
London, SE1 0AX



**91-95 Southwark Bridge Road**

**Refurbished Offices**

**1,569 sq ft | 145.7 sq m**

Part 1<sup>st</sup> Floor Refurbished Office To Let

# 91-95 Southwark Bridge Road

## Refurbished Offices

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### Location

Prominently located on the east side of Southwark Bridge Road, immediately to the south of Union Street.

There are numerous amenities close by including Britain's most renowned food and drink destination, Borough Market, together with Flat Iron Square which includes a vibrant selection of restaurants, bars, street food and outdoor space.

Transport connections are excellent with the redeveloped London Bridge station being about 500m to the north east plus Borough Underground and Waterloo station also being within walking distance.

### Description

Newly refurbished space to let on the part first floor of this office building. Approx. 1,569 sq ft (145.7 sq m).

Arranged as an open plan area with kitchen point and communal w.c.s on the landing.

Accessed via the ground floor entrance with stairs and passenger lift to the upper floors. On site secure cycle storage and showers. DDA compliant.



## Amenities

- Newly refurbished
- Heating & air conditioning system
- Under floor & perimeter trunking
- Suspended ceiling with recessed panel LED lighting
- Excellent natural light
- WCs/DDA WC & showers
- Passenger lift
- Secure cycle storage
- EPC Grade B

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## Terms

New lease direct on terms by negotiation.

## Rent

£50 per sq ft per annum, exclusive. VAT applicable.

## Business rates

Approx. £14.28 per sq ft payable for the year 2026/27.

## Service charge & Insurance

Approx. £8.04 per sq ft per annum plus VAT (inc. air conditioning).

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