



FIELD & SONS

COMMERCIAL



F&S



First Floor West
38 Southwark Street,
London, SE1 1UN



38 Southwark Street

Studio Office With Terrace Garden
Close To Borough Market

2,104 sq ft | 196 sq m

First Floor Office To Let

38 Southwark Street

Studio Office With Terrace Garden Close To Borough Market

Location

Prominently located on the north side of Southwark Street in the rejuvenated Bankside area, the premises are perfectly nestled between some of London's top attractions including The Shard, Borough Market and the Thames.

Excellent transport links with London Bridge Station minutes away giving access to mainline rail and Underground services (Jubilee and Northern lines, together with numerous bus routes in all directions while cycle lanes have been prioritised to make the pedalling commute ideal.

Description

This studio style office is located on the first floor of this mixed-use building providing contemporary open plan office space plus meeting room, kitchen point, two w.c.s and private garden terrace at the rear.

Fully refurbished in 2023 to an attractive high specification.

Accessed via the communal ground floor lobby with stairs and passenger lift to the upper floors.



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Amenities

- Heating/cooling cassettes
- Suspended linear LED lighting
- Fibre optic broadband
- LVT wood effect flooring
- Floor boxes
- Passenger lift
- Glazed meeting room
- Excellent natural light.
- Private rear terrace garden area.
- Fully equipped kitchen
- Male and Female W.C.s

Terms

New lease direct on terms by negotiation.

Rent

£115,000 per annum, exclusive. VAT applicable.

Accommodation

First Floor West = 2,104 sq ft (196 sq m).



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Business rates

Approx. £33,320 payable for the year 2026/27 (the new Rateable Value being £68,000).

Service charge

Approx. £6,000 per annum.

Energy performance

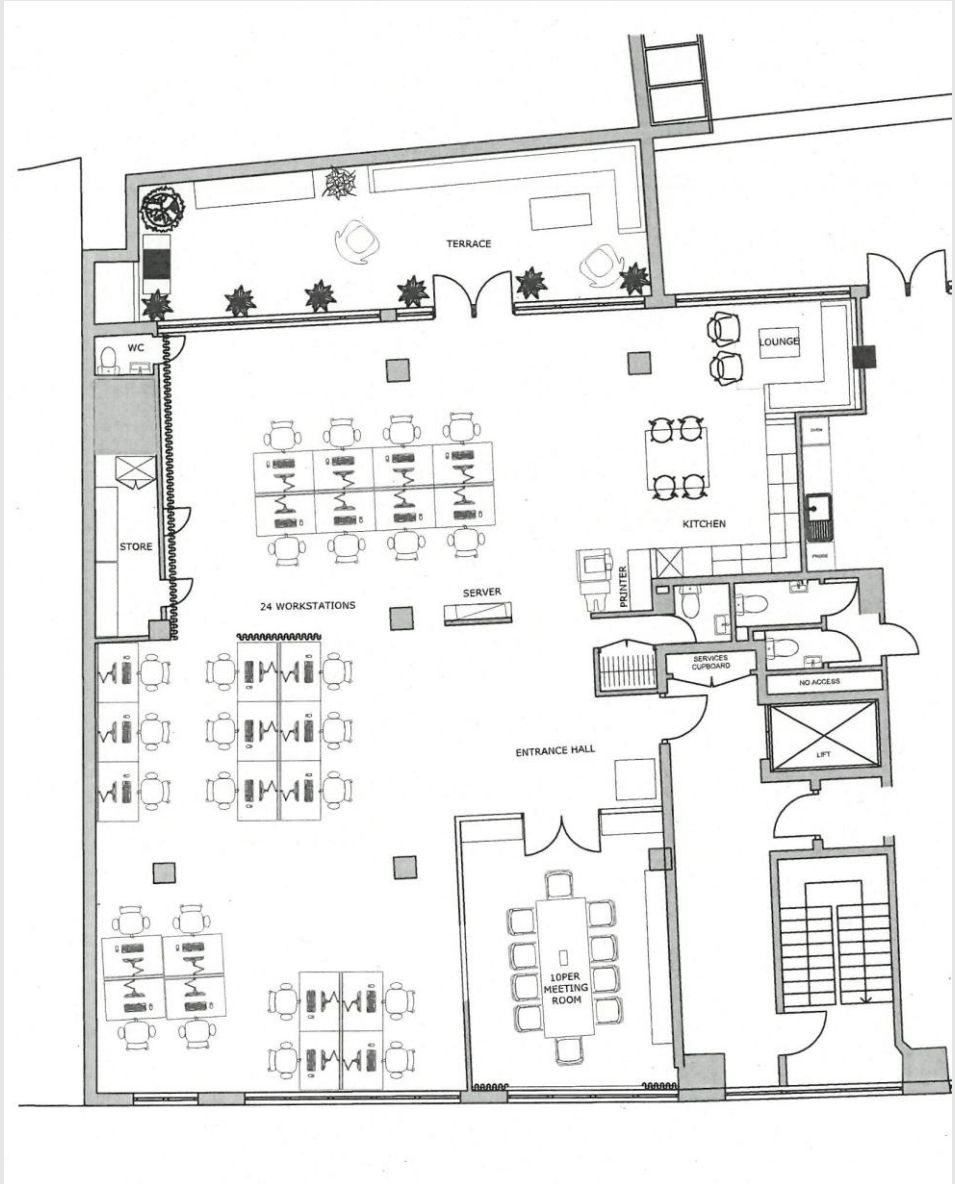
EPC Asset Rating = 59 (Band C).

Address

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