

**FIELD & SONS**

COMMERCIAL

138 Southwark Bridge Road  
London, SE1 0DG

# 138 Southwark Bridge Road

## Commercial Space

3,626 sq ft | 337 sq m  
Ground floor office / E class unit  
For Sale or To Let



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### 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 Borough Market and Bankside localities.

Excellent connectivity with Borough and Southwark Underground stations being within 7 and 8 minutes walk respectively plus the main transport hubs at Waterloo and London Bridge also being within walking distance.

### Description

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

Arranged as a main open plan front office plus glazed meeting room, middle section providing gents and ladies w.c.s, DDA w.c. shower room and fully equiped kitchen/break out space. Rear office arranged as a large space plus two partitioned areas.

Own entrance from street, with fully glazed frontage.

The approximate net internal floor area is 3,626 sq ft (337 sq m).



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### Amenities

- Air conditioning
- Raised floor with floor boxes
- Suspended ceiling with recessed LED lighting
- Fully equipped kitchen
- Electric security shutters
- Extensive built in storage
- Gents, ladies and DDA w.c.s plus shower
- On site cycle storage

### Business rates

The Rateable value is £87,000 and therefore the business rates payable for the year 2025/26 are approx. £48,285.

### Service charge

Currently approx. £12,700 per annum.

### Energy performance

EPC Asset Rating = 49 (Band B).





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### Proposal

The long leasehold for a term of 999 years with a peppercorn ground rent is offered for sale with full vacant possession.

**Offers in the region of £1,500,000 below £415 per sq ft).**

OR

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

**Rent £72,520 per annum, exclusive (£20 per sq ft).**

VAT is applicable to the and rent

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For further details, please contact:

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Or Joint Agents

**Union Street Partners**

**Max Humphreys or Ben Fisher**

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