

CROWNE HOUSE

56-58 Southwark Street, South Bank **SE1 1UN**

TO LET

56.58

3,543 SQ FT
(329 SQ M)

Prime South Bank Location - Office To Let

**Lambert
Smith
Hampton**

Description

Crowne House is a distinctive office building in the heart of Southwark, offering workspace that seamlessly merges historic charm with modern functionality. Originally a warehouse, this beautifully converted property now provides high-quality Grade B office space, perfect for businesses seeking character and convenience.

Specification

- Fully Fitted with 30 Desks, 3 Meeting Rooms & Boardroom
- A Large Co-Working Room/Meeting Space and x1 Phonebooth
- Large Kitchen/Breakout Area
- Raised Access Flooring & LED Lighting
- Good Natural Light
- X2 Passenger Lifts
- End of Trip Facilities
- Air Conditioning

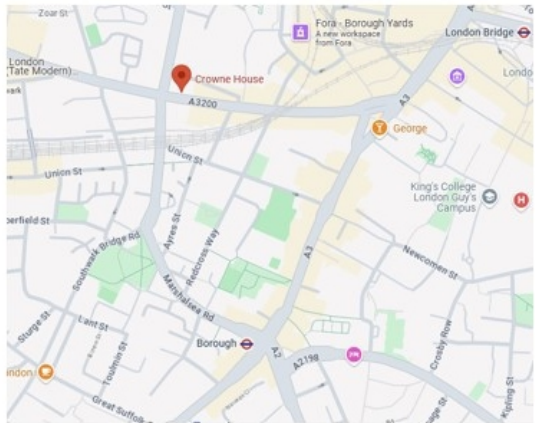


Location

Crowne House benefits from excellent connectivity. London Bridge Station, a major transport hub providing both mainline and Underground services (Jubilee and Northern lines), is less than a five-minute walk away. The surrounding area is vibrant and offers a plethora of amenities.

Accommodation

	Sq Ft	Sq M
3rd Floor	3,534	328
TOTAL	3,543	329



Crowne House, SE1 1UN



Additional Information

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TERMS

Available by way of sublease to the break in March 2027 or by way of assignment until expiry in March 2029. Alternatively, a new direct lease from the Landlord can be negotiated.

RENT

£60.00 Per Sq Ft

BUSINESS RATES

RP 24/25: £19.80 psf pa

For further information please visit the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE

£10.36 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

VIEWINGS

Strictly by prior appointment through the sole agents

Contact

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Regulated by RICS. Date published: 07-Apr-2025

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