



Magdalen House, 136-148 Tooley Street, London SE1 2TU

TO LET

Attractive character offices by London
Bridge Station

**3,975 Sq Ft
(369 Sq M)**

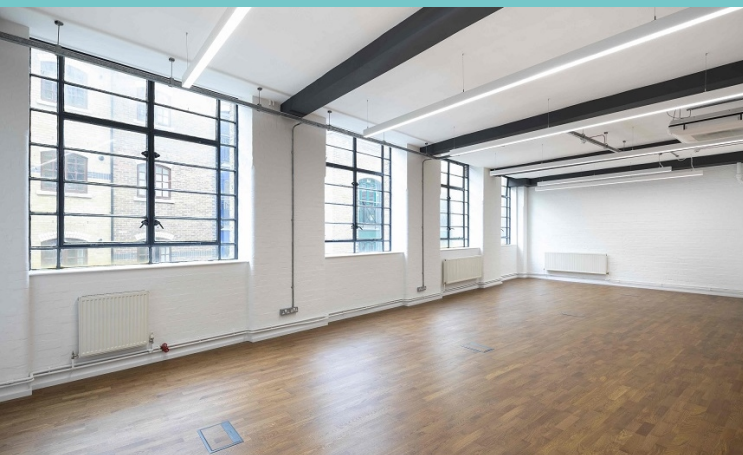
Magdalen House, 136-148 Tooley Street, London SE1 2TU

DESCRIPTION

Magdalen House is a former Edwardian coffee warehouse building of brick masonry construction and retains a number of original features, including cast iron columns and large Crittall windows, which provide excellent natural light front and back.

The 3rd floor is undergoing a refurbishment which will extend to the common areas and further include a new shower and bike rack facilities.

- ✓ **Comfort cooling and central heating**
- ✓ **LED suspended lighting**
- ✓ **Fully cabled under floor trunking system**
- ✓ **Veneer-wood flooring**
- ✓ **Excellent natural light from large Crittall windows**
- ✓ **Fitted meeting room and kitchenette area**



LOCATION

The property is located on the south side of Tooley Street, equidistant from London Bridge and Tower Bridge and approximately 300 metres east from London Bridge station.

The property lies directly opposite More London, which is home to the GLA, PWC and Ernst Young, amongst others. Bermondsey Street and Butlers Wharf are within a short walking distance away.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd Floor	3,975	369
Total	3,975	369

VAT

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

LEGAL COSTS

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

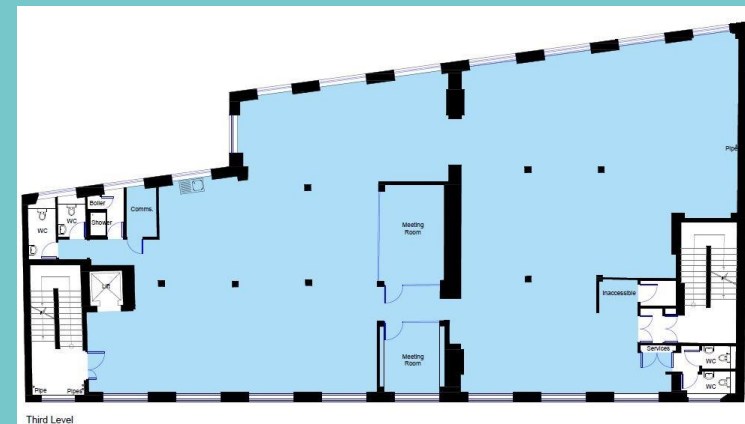
BUSINESS RATES & SERVICE CHARGE

The Business Rates are Est. £14.33 - £17.11 per sq. ft per annum and Service Charge is £8.19 per sq. ft per annum.

TERMS

New FRI lease available direct from the landlord at a quoting rent of £67.50 per sq. ft per annum.

EPC Available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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