

FIELD & SONS

COMMERCIAL

F & S

1 Playhouse Court
64 Southwark Bridge Road
London, SE1 0AT



1 Playhouse Court

Period Office/Live-Work

1,029 sq ft | 96 sq m

First floor office / live-work unit

To Let

1 Playhouse Court

Period Office/Live-Work

Location

The property is prominently located on Southwark Bridge Road close to the junction with Union Street. London Bridge station is within a short walk, together with Borough and Southwark Underground stations and the property is also close to the popular Borough Market and the various attractions of the Bankside locality.

The surrounding area is a highly popular residential, business and tourist destination; with extensive recent developments providing a vibrant mix of restaurants, bars, offices and apartments.

Description

The available accommodation comprises the entire first floor office within this attractive mid-terrace period building, arranged as two open plan areas to the front and rear plus fully fitted kitchen, small store room and bathroom (with shower).

Access is via the communal courtyard entrance, with stairs leading to the upper floors.

Benefiting from live-work use but also suitable for occupation as a studio office.

The approx. floor area is 1,029 sq ft (964 sqm).



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Amenities

- Gas central heating
- Recessed spot lighting
- Perimeter trunking
- Wood flooring
- Exposed brickwork and timber beams
- Fully fitted kitchen
- Own bathroom (inc. shower)
- Excellent natural light
- Security alarm
- Video entryphone

Rates

Assessed for part Council Tax and part Business Rates, the total payable for the year 2025/26 is approx. £6,587.

Service charge

Currently approx. £3,000 per annum.

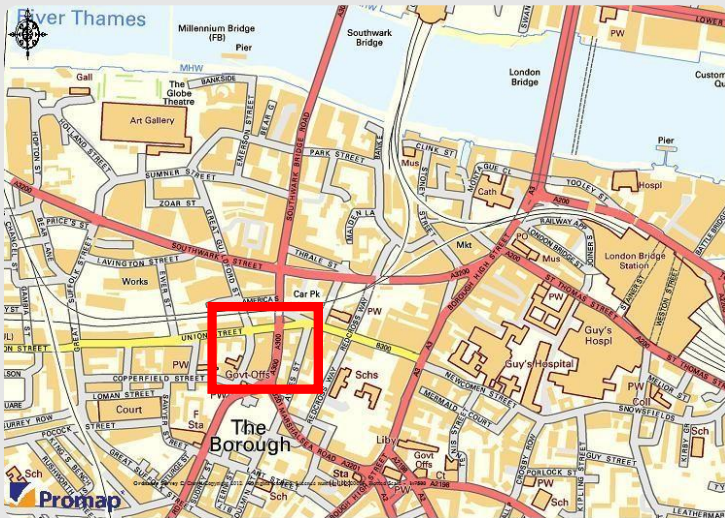
Energy performance

EPC Asset Rating = 51 (Band C).



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Terms

New direct lease on terms by negotiation.

Rent

£40,000 per annum, exclusive of all outgoings.

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