

FIELD & SONS

COMMERCIAL

F & S

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



38 Southwark Street

Studio Office Close To
Borough Market

2,028 sq ft | 188 sq m

Second Floor Office To Let

38 Southwark Street

Studio Office 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 second floor of this mixed-use building providing contemporary open plan office space plus three glazed meeting rooms, kitchen point and two w.c.s.

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

Accommodation

Second Floor West = 2,028 sq ft (188 sq m).



Amenities

- Heating/cooling cassettes
- Suspended linear LED lighting
- Fibre optic broadband
- LVT wood effect flooring
- Floor boxes
- Passenger lift
- Three glazed meeting rooms
- Excellent natural light.
- Fully equipped kitchen
- Male and Female W.C.s

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Terms

New lease direct on terms by negotiation.

Rent

£111,500 per annum, exclusive. VAT applicable.

Business rates

Approx. £37,240 payable for the year 2026/27 (the new Rateable Value being £76,000).

Service charge

Approx. £6,000 per annum.

Energy performance

EPC Asset Rating = 40 (Band B).

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