



Office To Let

49 Southwark Bridge Road

London, SE1 9HH

49 Southwark Bridge Road has undergone significant refurbishment of the Ground and First Floors.

3,331 to 7,819 sq ft (309.46 to 726.41 sq m)

**AVISON
YOUNG**

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Summary

Available Size	3,331 to 7,819 sq ft / 309.46 to 726.41 sq m
Rent	Rent on application
Rates Payable	£18.82 per sq ft
Service Charge	£13.82 per sq ft
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

49 Southwark Bridge Road has recently undergone a significant refurbishment with Ground floor and First Floors completing new CAT A+ fitouts, ready now for occupation. The Floors have both been completed to a high standard, complete with exposed ceilings, raised floors, new air conditioning and high quality finishes.

Each Floor provides an open plan layout with multiple meeting rooms and large breakout area.

The ground floor lobby has also undergone a significant refurbishment with a manned Reception.

Location

The building is well-connected, with Southwark, Waterloo and London Bridge stations all within walking distance.

Borough Market is also nearby (on Southwark Street / Borough High Street) in the broader area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,488	416.95	Available
Ground	3,331	309.46	Available
Total	7,819	726.41	

Specification

- Two contiguous floors available
- Fully Fitted with open plan desks and meeting rooms
- Refurbished Ground floor lobby
- Exposed Ceilings
- Raised Floors
- Manned Reception



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