

50 SHAD THAMES

TOWER BRIDGE, SE1 2LY

FOREST
REAL ESTATE

TO LET / FOR SALE

2,147 TO 4,313 SQ FT

Choice of two lateral office floors overlooking The Thames and Tower Bridge

Key Features

- Choice of two offices floors
- Potential for the space to be used for "Offices/Commercial"
- Up to 10 secure on-site parking spaces
- Overlooking Tower Bridge and River Thames
- Excellent natural light
- On site cycle storage

Anchor Brewhouse Building, 50 Shad Thames
Tower Bridge, SE1 2LY





Description

The available accommodation comprises first and second floor offices within a characterful building, offering a range of flexible occupational options. The space is currently partitioned to provide a series of private offices and meeting rooms, and can be taken either as a whole or on a floor-by-floor basis to suit occupier requirements.

The floors benefit from excellent natural light throughout and enjoy impressive views overlooking Tower Bridge and the River Thames, creating a bright and inspiring working environment.

In addition, the property provides up to 10 secure basement parking spaces, a rare and valuable amenity in this central London location.

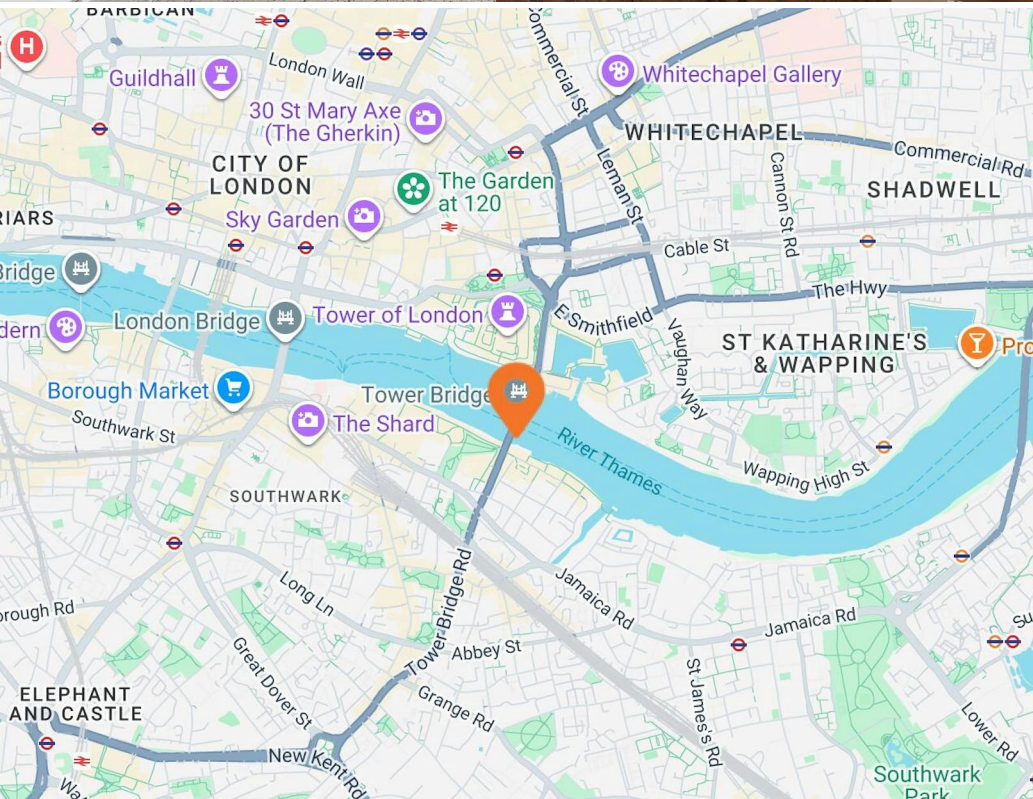
The space could be used for offices or alternative commercial uses, subject to obtaining the necessary consents.

Location

50 Shad Thames is located in the heart of Shad Thames, a characterful and historic warehouse district on the south bank of the River Thames, immediately adjacent to Tower Bridge. The area is renowned for its cobbled streets, converted industrial buildings and strong architectural identity, creating a distinctive and attractive commercial environment for occupiers.

Over recent years, Shad Thames has evolved into a vibrant mixed-use destination, appealing to a range of businesses including creative, media and professional firms. The surrounding area offers an excellent selection of cafés, restaurants and riverside venues, while its proximity to the Thames Path and the South Bank enhances the overall occupier experience. Immediate access across Tower Bridge also provides strong links into the City, supporting both business connectivity and client engagement.

The property benefits from excellent transport connectivity. London Bridge station is approximately a 10–12 minute walk away, providing National Rail services as well as access to the Jubilee and Northern lines, connecting directly to the West End, Canary Wharf and wider London. Tower Hill station (Circle and District lines) and Bermondsey station (Jubilee line) are also within easy reach.







Second Floor

Approx. 201.3 sq. metres (2166.4 sq. feet)



Total area: approx. 201.3 sq. metres (2166.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

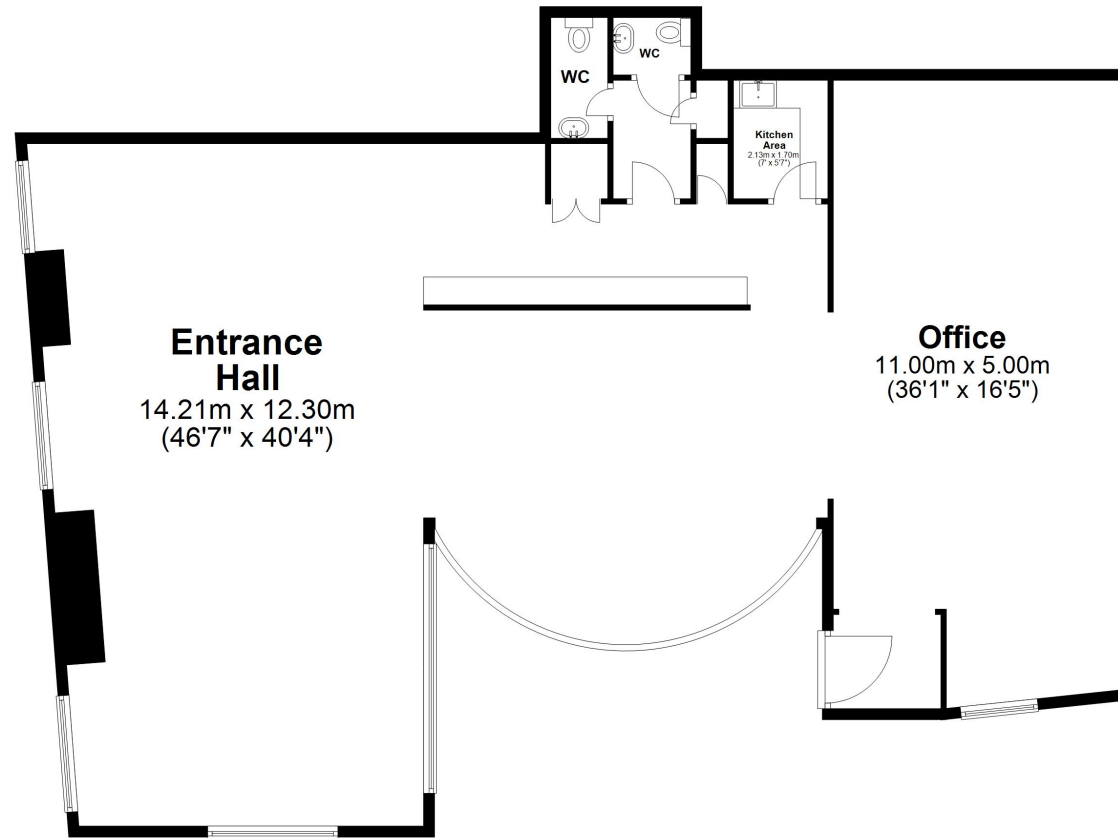
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Shad Thames First Floor



First Floor

Approx. 199.5 sq. metres (2147.7 sq. feet)



Total area: approx. 199.5 sq. metres (2147.7 sq. feet)

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Shad Thames Lower Level

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Total year	Availability
1st	2,147	199.46	£53,675 /annum	£30,000 /annum	£83,675	Available
2nd	2,166	201.23	£54,150 /annum	£30,000 /annum	£84,150	Available
Total	4,313	400.69			£167,825	
Lease	New Lease					
Rent	£25 per sq ft					
Price	£1,500,000					
Rates	Applicants are to make their own enquiries to The London Borough of Southwark.					
Service Charge	£13.91 per sq ft					
VAT	Not applicable					
EPC	B (50)					

Contact

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