

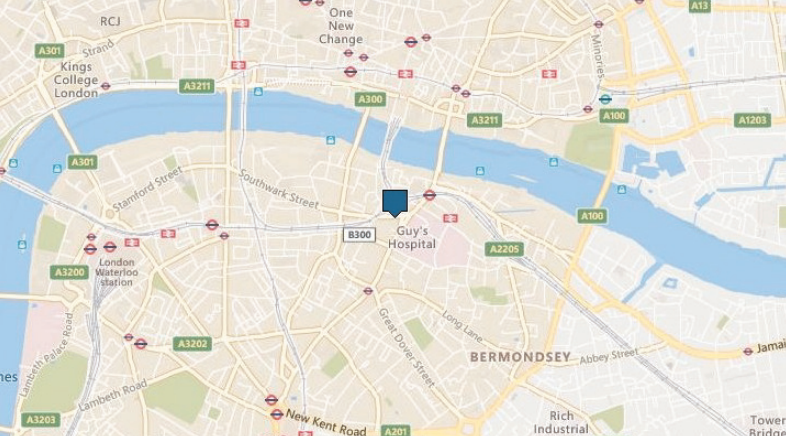


Merchants House, 5 - 7 Southwark Street, London SE1 1RQ

TO LET

High Quality Fitted Offices By Borough
Market and London Bridge Station

950 - 4,187 Sq Ft
(88 - 389 Sq M)



LOCATION

Merchants House occupies a prominent position on the south side of Southwark Street, close to its junction with Borough High Street and Borough Market.

The offices benefit from excellent transport communications being a short walk from London Bridge mainline station and adjacent to the entrance of the London Bridge underground station.

DESCRIPTION

The office floors and common areas underwent a comprehensive refurbishment in 2017. The 5th and 6th floors are a duplex unit benefitting from a private roof terrace with views across London. Each floor is fitted with a kitchen point and meeting room and provides the following specification:

- ✓ **Air Conditioning**
- ✓ **LED Lighting**
- ✓ **Wooden Flooring**
- ✓ **Passenger Lift**
- ✓ **Perimeter Trunking (not tested)**
- ✓ **EPC Rating - B (43)**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st Floor	950	88
2nd Floor	950	88
4th Floor	950	88
5th and 6th Floor	1,337	124
Total	4,187	389

VAT

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

LEGAL COSTS

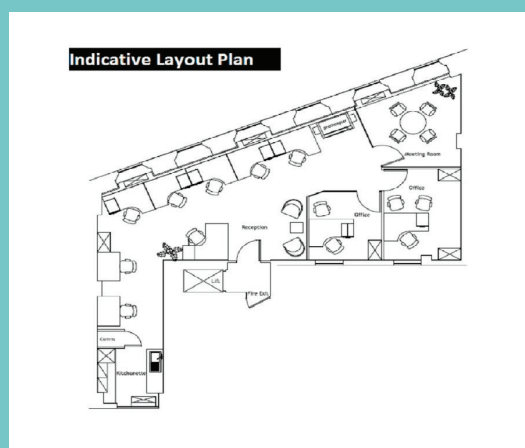
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES AND SERVICE CHARGES

Business rates payable are estimated at £14.50 per sq. ft and service charges are estimated at £tbc per sq. ft excl.

TERMS

New FRI leases direct from the landlord on flexible terms. Quoting rents from £52.50 - 59.50 per sq. ft exclusive (5th and 6th floors).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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