

TO LET

Refurbished 4th floor office with river views

7,779 sq ft (722.7 sq m)



No.1

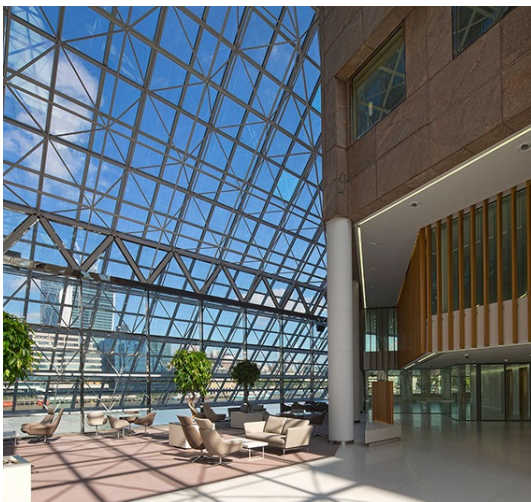
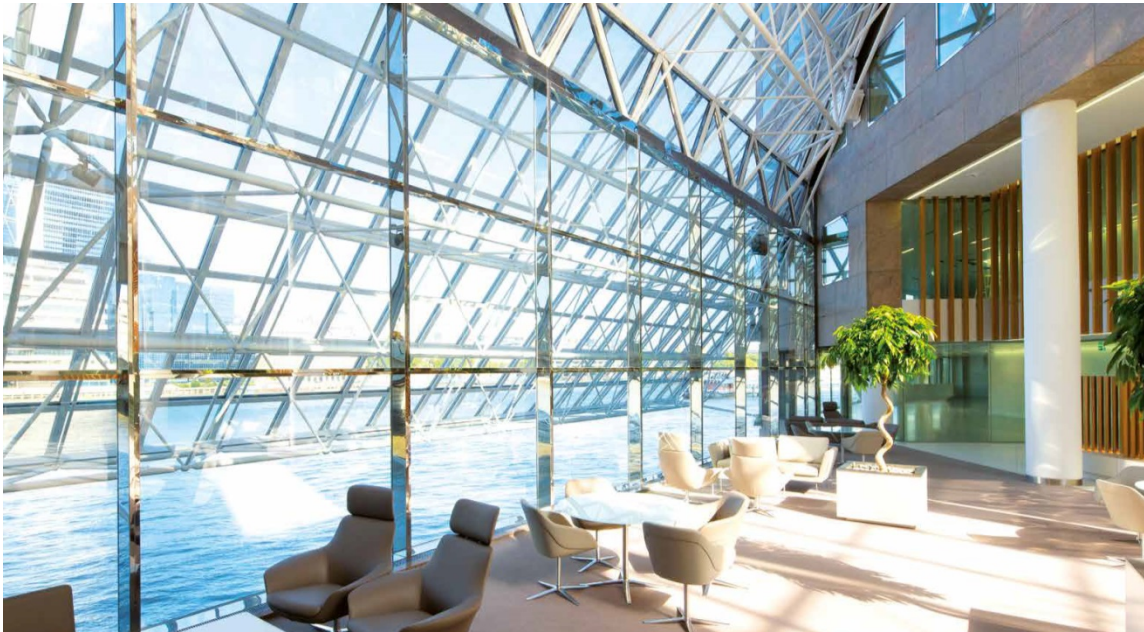
London Bridge

London SE1 9BG

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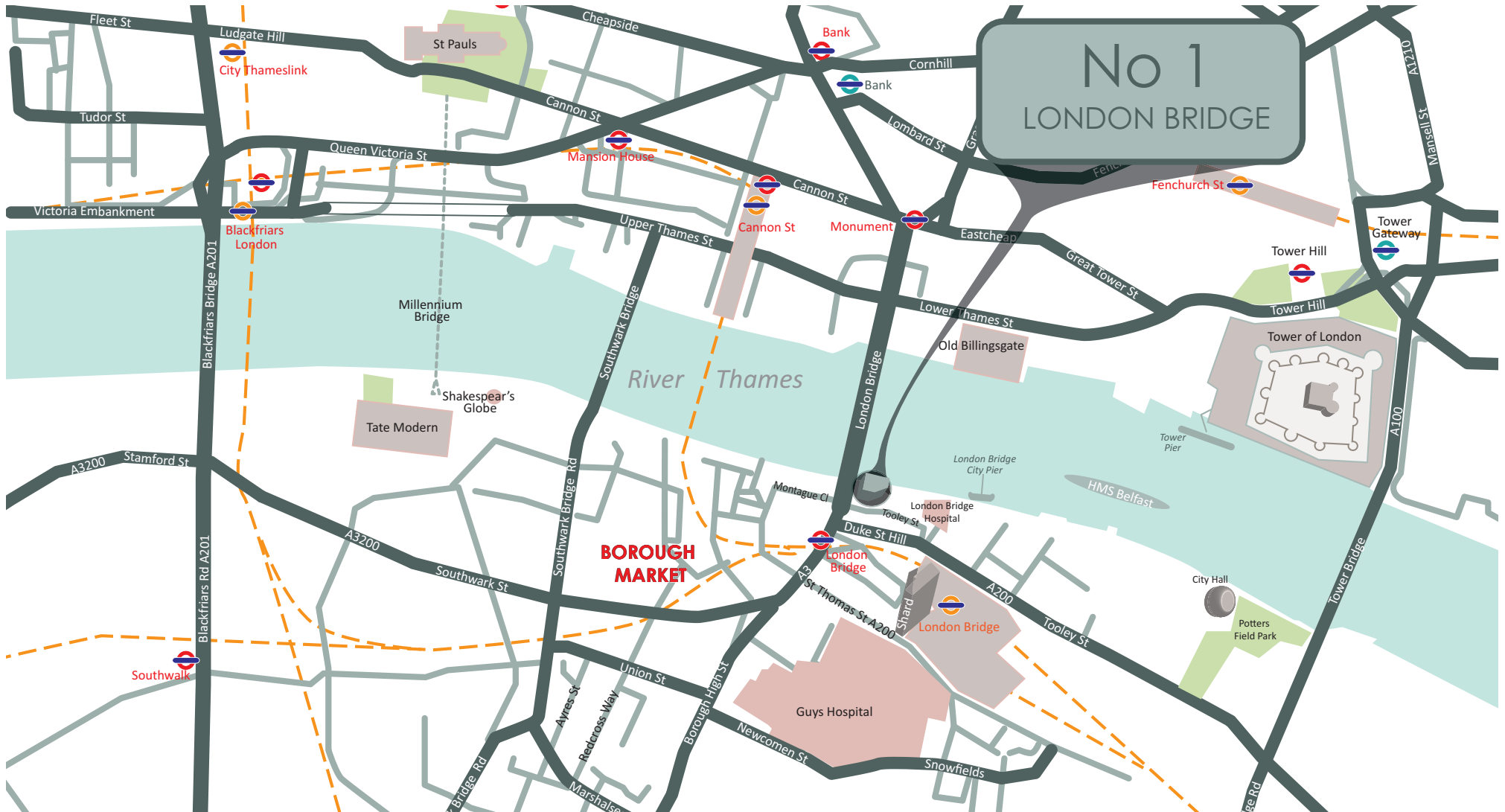
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LOCATION:

No.1 London Bridge is part of the London Bridge City estate, a prominent and distinctive Bankside development located on the South side of London Bridge. The building benefits from superb views over famous landmarks such as HMS Belfast, Tower of London and Tower Bridge. London Bridge station is situated opposite the building providing access to the underground (Northern & Jubilee lines) and mainline rail services. The City of London is less than a five minute walk across the Thames.

DESCRIPTION:

The property comprises an office building arranged over 13 floors. The available accommodation comprise the fully fitted 4th floor (east) with views over London and the Thames. Occupiers are able to benefit from a concierge service, business lounge with additional meeting rooms to hire and 24 hour CCTV security.

FEATURES:

1 car parking space at £3,500 p.a.	High ceiling (2.55m)	Bicycle storage
Fully raised floor (100mm)	LG7 Lighting	WC, showers & lockers
VAV air conditioning	24 hour access	On site security

ACCOMODATION: 4th floor East - 7,779 sq ft (722.7 sq m)

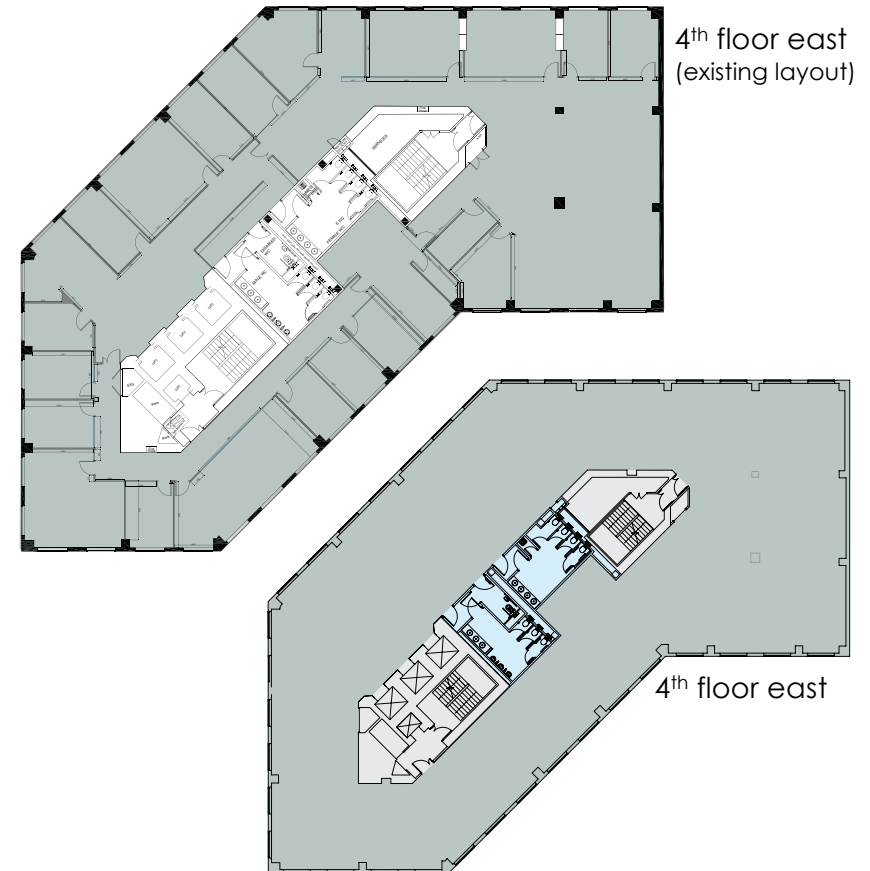
RENT: £48.50 per sq ft exclusive

SERVICE CHARGE: £15.13 per sq ft (inclusive of estate charge)

RATES: £18.45 per sq ft approx. to be confirmed with local authority.

EPC: Rated D

TERMS: An assignment of the existing 10 lease granted in November 2014 expiring November 2024. The lease is subject to an open market review in November 2019. Consideration would also be given to a sublease for a term to be agreed.



FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

**Lambert
Smith
Hampton**
020 7955 8454

James Couse jcouse@lsh.co.uk
Steve Lydon slydon@lsh.co.uk
<http://www.lsh.co.uk/>

Simon Kibble skibble@frostmeadowcroft.com
Vinh Hua vhua@frostmeadowcroft.com
www.frostmeadowcroft.com

f frost
meadowcroft
020 7938 2341