



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Refurbished Office Suite

Wigglesworth House, 69 Southwark Bridge Road, London, SE1 9HH



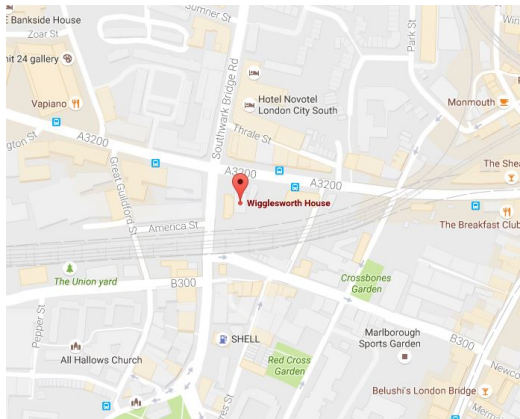
- 2,000-5,200 Sq Ft (186-483 Sq M)
- Well located in the heart of Southwark
- New lease for a term by arrangement
- Rent £40 per sq ft, exclusive of VAT

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

Wigglesworth House, 69 Southwark Bridge Road, London, SE1 9HH

Location



The property is prominently situated on the junction of Southwark Bridge Road and Southwark Street, within easy walking distance of the City, London Bridge mainline and underground (Northern/Jubilee lines) stations.

Description

The available suites are arranged over second, third and fourth floors in an open plan layout, with the benefit of a meeting room and excellent natural daylight. The accommodation has recently been refurbished to provide the following amenities:-

- New air conditioning
- Entryphone system
- Five person passenger lift
- WC facilities
- Double glazing
- New wooden flooring
- Perimeter trunking
- Alarm

Accommodation	Sq Ft	Sq M
Fourth Floor	2,000	186
Third Floor	2,000	186
Second Floor	1,200	111

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.

Terms

New lease for a term by arrangement.

Rent

£40.00 per sq ft.

Service Charge

The service charge is approximately £7.50 per sq ft.

Business Rates

To be confirmed.

EPC Rating

C(73).

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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