



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

High Quality Office To Let

Bridgegate House, 124-126 Borough High Street, London, SE1 1LB



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Throughout the project specifications may change. Production date 22/06/2017

- 5,448 Sq Ft (506 Sq M)
- Prime South Bank location
- Newly refurbished high quality office space
- Close to London Bridge and Borough stations

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

Bridgegate House, 124-126 Borough High Street, London, SE1 1LB

Location



Bridgegate House is located in the thriving and energetic South Bank which is home to a diverse selection of amenities, including Borough Market, Flat Iron Square and More London amongst others.

There are also excellent transport links with London Bridge, Borough and Southwark stations being within a 10 minute walk. These provide excellent access to the Northern and Jubilee underground stations.

Local occupiers in the immediate area include Red Bull, Puma, Omnicorn and United Business Media.

Description

The third floor provides newly refurbished CAT A space with the following specification:

- Air conditioning
- Fully accessible raised floors
- LED lighting
- New wc's and shower
- Passenger lift
- Newly refurbished reception area
- Bike and basement storage
- Excellent natural light
- 24/7 access

Accommodation	Sq Ft	Sq M
Third Floor	5,448	506

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

£14.75 per sq ft per annum.

We advise interested parties to make their own investigations with Southwark Council.

Terms

New FRI lease available direct from the Landlord for a term to be agreed.

Rent

Upon application.

Service Charge.

£8.27 per sq ft per annum.

EPC

To be assessed.

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

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Reception Area (CGI)



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WC's (CGI)



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Floor Plan

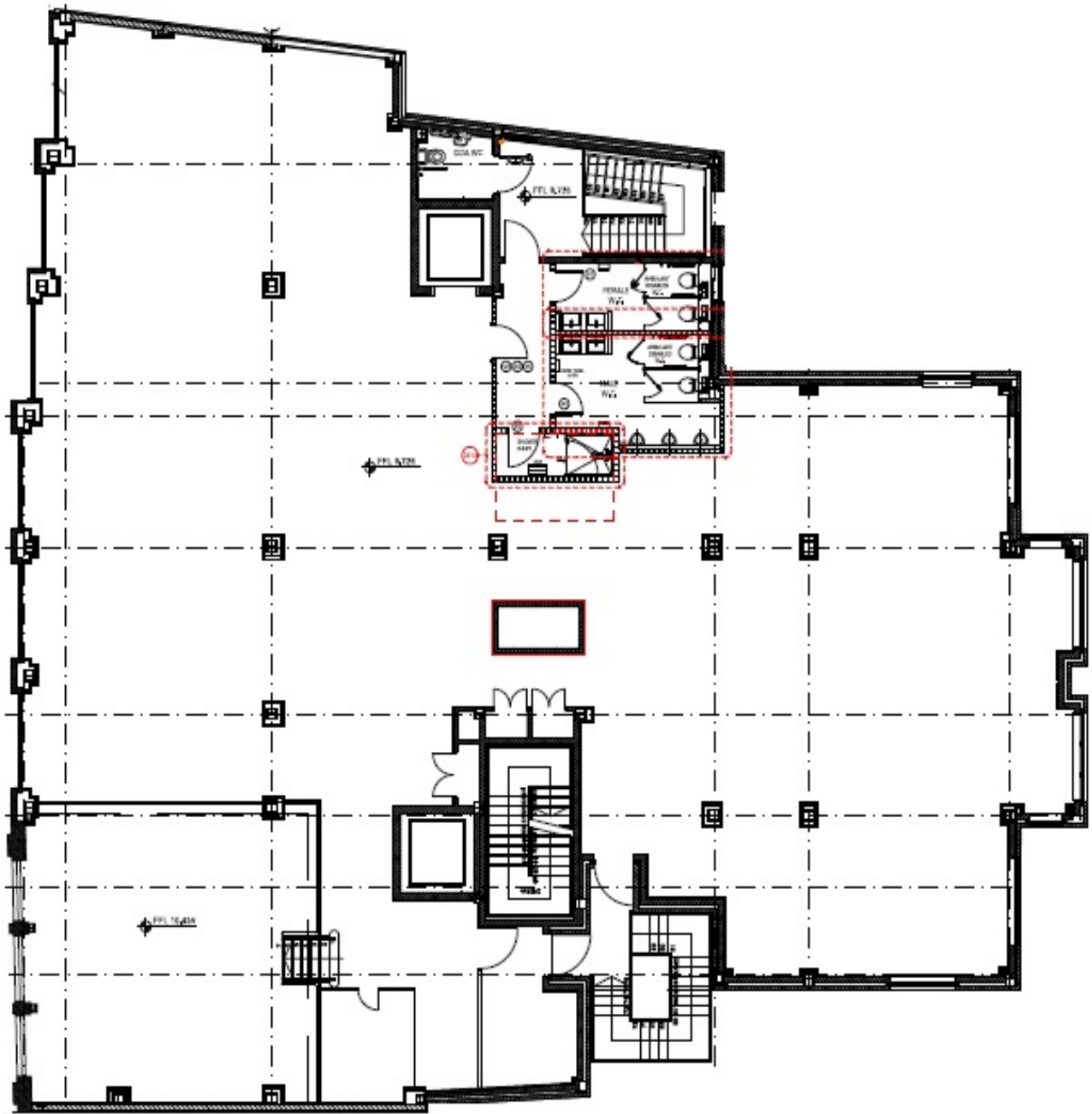


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December 2017

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