



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Newly Refurbished Office Suites with Private Roof Terrace

5-7 Southwark Street, London, SE1 1RQ



- 950-2,285 Sq Ft (88-212 Sq M)
- Office suites to let opposite Borough Market
- Close to London Bridge Station

Lambert Smith Hampton

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

5-7 Southwark Street, London, SE1 1RQ

Location



The property is situated in a prominent position close to its junction with Borough High Street. London Bridge mainline and underground stations (Northern/Jubilee lines) are situated within easy walking distance.

The immediate vicinity has undergone significant regeneration in recent years, including the Shard and 'Blue Fin' building in Southwark Street. The area boasts a number of new restaurants, wine bars and shops, including Marks & Spencer. The vibrant Borough Market is also within close proximity.

Description

The building was constructed circa 1970's and is arranged over basement, ground and five upper floors. The accommodation has undergone significant internal refurbishment and improvement.

- New air conditioning
- Entryphone system
- Five person passenger lift
- WC facilities
- Double glazing
- New wooden flooring
- Perimeter trunking
- Private Roof Terrace for 5th and 6th Floors

Accommodation	Sq Ft	Sq M
4th Floor	950	88
5th & 6th Floors	1,335	124

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

4th Floor - £53,000 per annum

5th & 6th Floors - £81,100 per annum

Service Charge

£5.00 per sq ft.

Business Rates

To be confirmed.

EPC Rating

E(121)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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