



Pentagon House, 52 - 54 Southwark Street, London SE1 1UN

TO LET

High Quality Offices To Let Close To
London Bridge Station

**3,118 Sq Ft
(290 Sq M)**



LOCATION

Pentagon House occupies a prominent position on the north side of Southwark Street, approximately 5 minutes walk from London Bridge station. Southwark station and Blackfriars station are also within a short walking distance.

The office is surrounded by a wealth of amenities and located directly opposite Flat Iron Square, a trendy street food and drink market venue.

DESCRIPTION

Fully refurbished second floor available now. Open plan office space with exposed services, kitchenette, passenger lift, demised WCs, shower and cycle storage.

- ✓ **Air conditioning and raised floors**
- ✓ **Exposed services with feature suspended LED lighting**
- ✓ **Bike rack and shower facilities**
- ✓ **Double height reception and commissionaire**
- ✓ **Fully refurbished office space**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
2nd Floor	3,118	290
Total	3,118	290

VAT

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

LEGAL COSTS

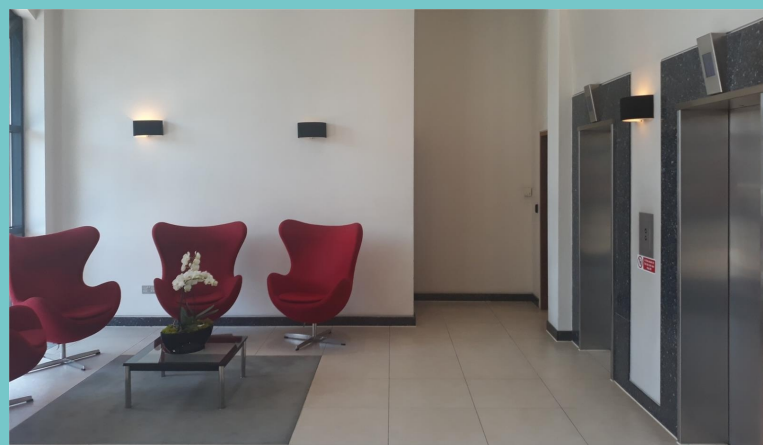
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

The Business Rates payable are Est. £16.00 per sq. ft per annum and Service Charge is Est. £10.59 per sq. ft per annum.

TERMS

New effective FRI lease at a quoting rent of £67.50 per sq. ft per annum. Lease to be drawn outside of S24-28 of L&T Act 1954, Part II.



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VIEWING & FURTHER INFORMATION

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