



**Lambert
Smith
Hampton**

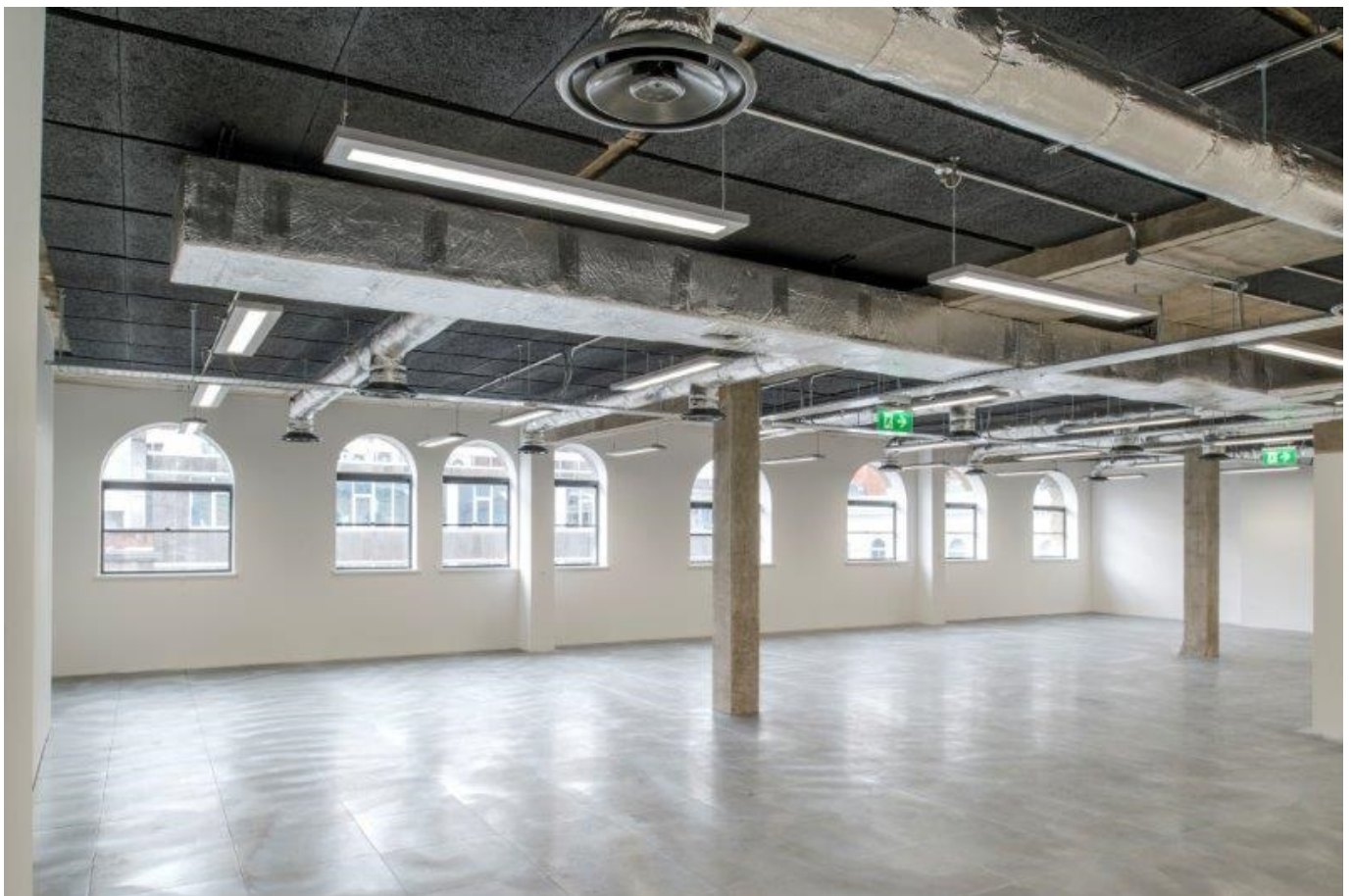
020 7198 2000
www.lsh.co.uk

To Let

Office Property

Newly Refurbished Grade A Office Suites

Crowne House, 56-58 Southwark Street, London, SE1 1UN



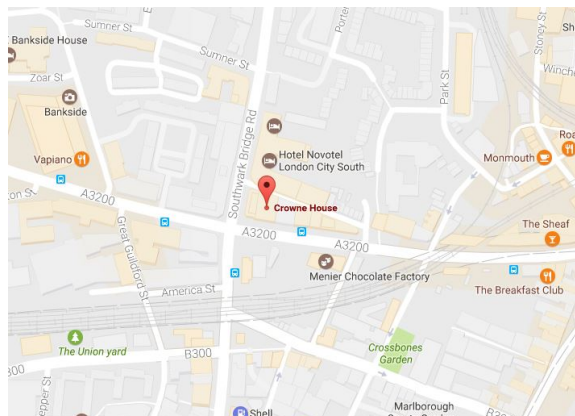
- 2,531-5,262 Sq Ft (235-489 Sq M)
- Prime Southbank location
- Close to London Bridge Station
- Extensive Grade A media style refurbishment

Lambert Smith Hampton

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

Crowne House, 56-58 Southwark Street, London, SE1 1UN

Location



The property is located on the north side of Southwark Street, close to the junction with Southwark Bridge Road.

The office is located within easy walking distance of some of London's best cultural attractions, including Borough Market, The Tate, Bermondsey Street, More London and the new Flat Iron Square, which is directly opposite.

Description

The property has undergone an extensive refurbishment, including a new modern reception area and includes the following specification:-

- Air conditioning
- Exposed M&E
- New raised floors
- 2 x 13 person passenger lifts
- New shower and cycle storage facilities
- New refurbished reception
- New WC's
- Excellent natural light

Please note the ground floor has only undergone a moderate refurbishment, with new suspended ceiling, LED lighting and perimeter trunking system.

Accommodation	Sq Ft	Sq M
Fifth Floor	LET	
Fourth Floor	LET	
Third Floor	LET	
Second Floor	LET	
Ground Floor	2,731	254
Lower Ground	2,531	235
TOTAL	5,262	489

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

A new effective FRI lease direct from the Landlord.

Rent

Ground Floor - £50.00 per sq ft per annum.

Lower Ground Floor - £37.50 per sq ft per annum.

Service Charge

c. £9.00 per sq ft per annum.

Business Rates

Ground Floor - c. £13.00 per sq ft.

Lower Ground Floor - £5.34 per sq ft.

We advise all interested parties to make their own investigations with the VOA.

EPC Rating

Upon application.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Harry Gittoes
Lambert Smith Hampton
020 7198 2182
07711 767058
hgittos@lsh.co.uk

James Couse
Lambert Smith Hampton
020 7955 8416
07918 690558
jcouse@lsh.co.uk

February 2018

**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.