



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Attractive Character Warehouse Office Conversion

1st Floor, 1 Newhams Row, London, SE1 3UZ



- 2,960 Sq Ft (275 Sq M)
- Short walk from London Bridge station
- Adjacent to Bermondsey Street
- Newly refurbished offices

Lambert Smith Hampton

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

1st Floor, 1 Newhams Row, London, SE1 3UZ

Location



The office is located in the thriving South Bank district of London, adjacent to Bermondsey Street, and within an 8 minute walk of the new London Bridge station entrance on St Thomas Street.

Description

The available 1st floor office is undergoing a substantial refurbishment to include the following specification:

- Timber Ceilings and Columns
- Feature Exposed Brick Walls
- Under Floor Trunking
- Comfort Cooling and Central Heating
- Refurbished W/C's
- New Shower
- Dual Entrance
- 24/7 Access
- 1 x Passenger Lift
- DDA Compliant Entrance

Accommodation

The office provides the approximate net internal floor area, subject to check measurement.

Accommodation	Sq. ft	Sq. m
1st Floor	2,960	275

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 effective FRI lease direct from the landlord for a term to be agreed.

The Lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II (as amended).

Rent

£55.00 per sq. ft per annum exclusive.

Business Rates

Approx. £14.00 per sq. ft per annum.

Interested parties are advised to make their own enquiries with Southwark Council.

Service Charge

£5.25 per sq ft per annum.

EPC

To be assessed post refurbishment.

Viewing and Further Information

Further information is available by contacting the sole agents:

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**Lambert
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020 7198 2000

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