



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

High Quality Office To Let

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



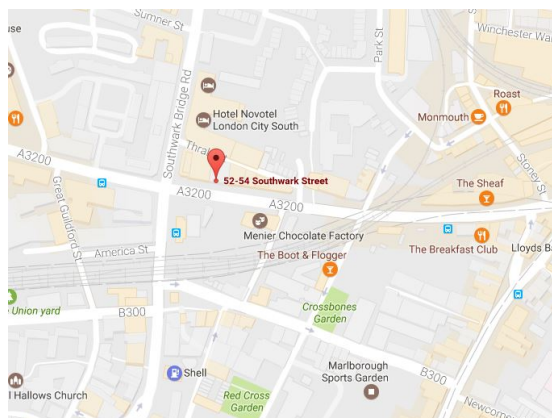
- 3,118 Sq Ft (289.67 Sq M)
- Prime Southbank location
- High quality office space
- 5 minutes walk from London Bridge Station

Lambert Smith Hampton

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

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

Location



Pentagon House occupies a prominent position on the north side of Southwark Street, approximately 5 minutes walk from London Bridge station.

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 significant refurbishment in 2014 with a new double height entrance.

The first floor provides a fitted high quality office, which is arranged predominantly in an open plan configuration with a kitchenette in situ.

- Air conditioning
- Commissionaire
- 2 x Passenger lift
- Raised floors
- Recessed lighting
- 24/7 access and security
- Shower

Accommodation

The floor area is to be check measured but provides the following approximate areas.

Accommodation	Sq Ft	Sq M
First Floor	3,118	289.67

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 sublease for a term to expire July 2019.

Alternatively, a new lease may be available for a longer lease term by way of a separate arrangement.

Rent

£42.50 per sq ft per annum.

Service Charge

c. £10 per sq ft per annum.

Business Rates

c. £15.00 per sq ft per annum.

EPC Rating

D (100).

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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