

FIELD & SONS

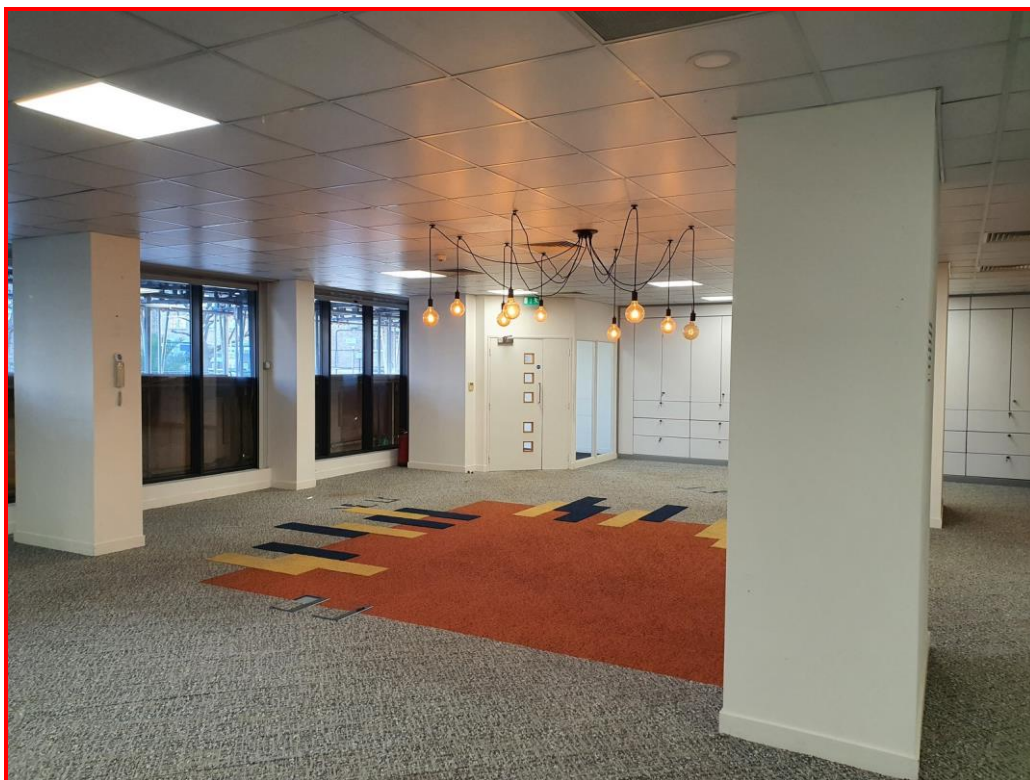
COMMERCIAL

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LONDON BRIDGE
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SE1 1XL

www.fieldandsons.biz

MODERN GROUND FLOOR OFFICE FOR SALE OR TO LET



**138 SOUTHWARK BRIDGE ROAD, LONDON SE1 0DG
APPROX. 3,626 SQ FT (336.9 SQ M)**

LOCATION

The property is prominently located on Southwark Bridge Road, just south of the junction with Great Suffolk Street/Webber Street, close to the various attractions of the Borough Market and Bankside localities.

Excellent connectivity with Borough and Southwark Underground stations being 7 and 8 minutes walk respectively plus the main hubs at Waterloo being 11 minutes and London Bridge 15 minutes (source Google maps).

The surrounding area is a highly popular business, residential and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices, hotels and apartments.

DESCRIPTION

Comprises a modern contemporary self-contained ground floor unit forming part of this large mixed use development.

Arranged as a main open plan front office plus glazed meeting room, middle section providing gents and ladies w.c.s, DDA w.c, shower room and fully equipped kitchen/break out space. Rear office arranged as a large space plus two portioned areas.

Own entrance direct from street level with fully glazed frontage.

The approximate net internal floor area is : 3,626 sq ft (336.9 sq m).

138 SOUTHWARK BRIDGE ROAD, SE1

AMENITIES

- Air conditioning
- Raised floor with floor boxes
- Suspended ceiling with recessed LED lighting
- Fully equipped kitchen area
- Electric security shutters
- Extensive built in storage
- Gent, ladies and DDA w.c.s plus shower

In addition there is extensive cycle storage in the building basement.

PROPOSAL

The unit is offered for sale by way of the 999 year long leasehold with a peppercorn ground rent.

Offers are sought in the region of £2,157,500.

OR

To let by way of a new commercial lease on terms by arrangement.

Rent £135,975 per annum, exclusive of all outgoings.

VAT is applicable to price and rent..

BUSINESS RATES

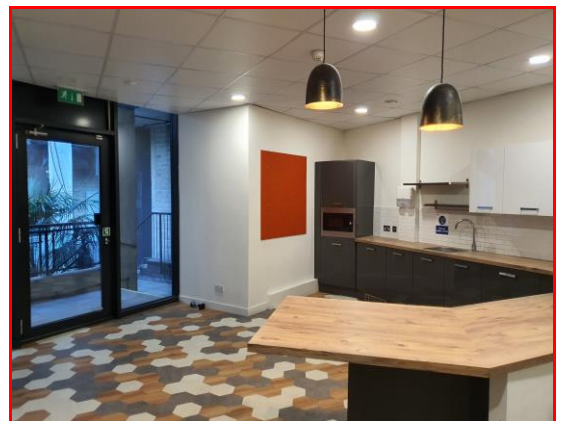
The Rateable Value is £87,000 and therefore the business rates payable for the year 2024/25 are approximately £47,502.

SERVICE CHARGE

Currently approximately £12,700 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 49 (Band B)



FURTHER DETAILS

For further details please contact :

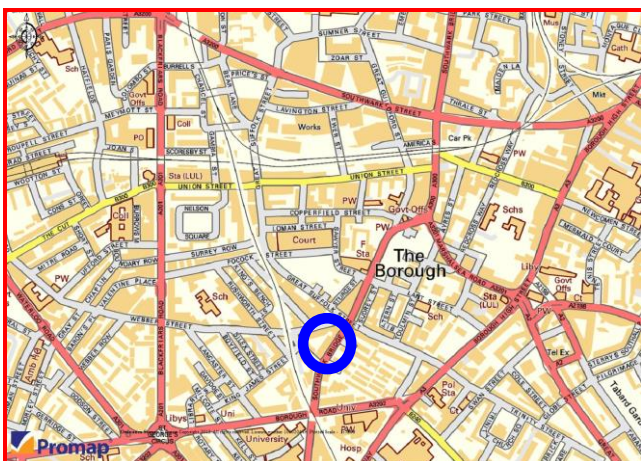
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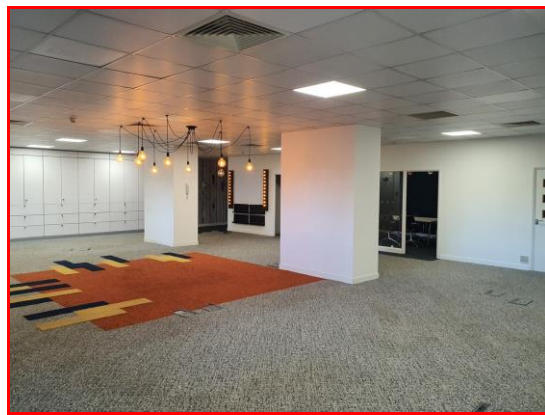


Or The Joint Agents

Ben Fisher or Max Humphreys
Union Street Partners
Tel. 020 3757 7777
E-mail : team@usp.london



138 SOUTHWARK BRIDGE ROAD, SE1



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