



OFFICE SPACE TO LET

49 SOUTHWARK BRIDGE ROAD
LONDON SE1 9HH



49 SOUTHWARK BRIDGE IS A PURPOSE BUILT OFFICE BUILDING CONSTRUCTED IN 2002. EXCELLENT NATURAL LIGHT AND FEATURES A STUNNING ROOF TERRACE WITH CITY VIEWS.

ACCOMMODATION

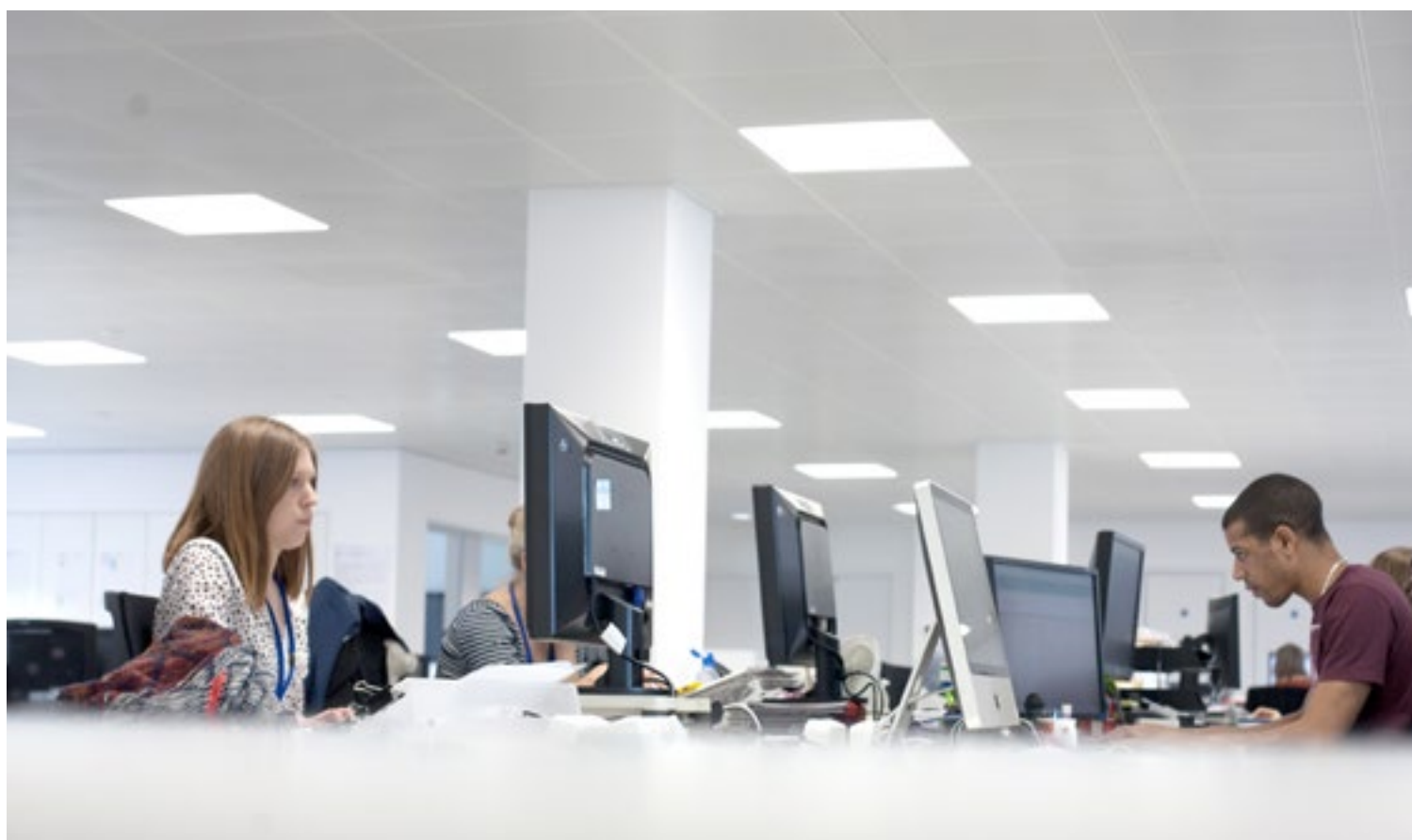
FLOOR	SQ FT
THIRD	4,556
FOURTH	4,521
FIFTH	2,513
TOTAL	11,590

FLOOR OPTIONS



AMENITIES

STUNNING ROOFTOP TERRACE
EFFICIENT RECTANGLE FLOOR PLATES
LIFTS
AIR CONDITIONING
HIGH SPEED FIBRE OPTIC BROADBAND
LED LIGHTING
KITCHEN, SHOWERS & WCs
ONE CAR PARKING SPACE



7
MINUTE
WALK



FROM THE UK'S
ICONIC TALLEST
BUILDING,
THE SHARD



LOCATION

THE BUILDING IS LOCATED
ON THE EASTERN SIDE OF
SOUTHWARK BRIDGE ROAD,
200 YARDS TO SOUTHWARK
BRIDGE (APPROX)



10 MINUTES TO **SOUTHWARK TUBE**
8 MINUTES TO **BANKSIDE**
17 MINUTES TO **WATERLOO**

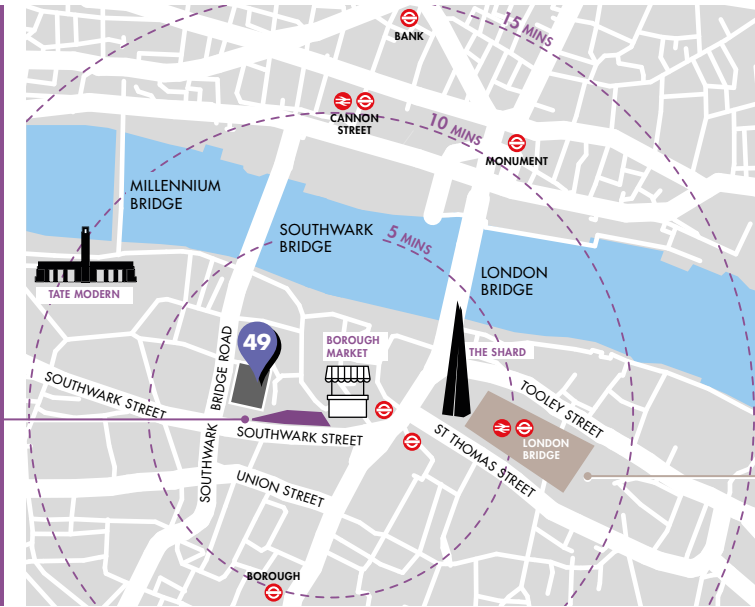
2
MINUTE
WALK TO
BOROUGH MARKET



STONEY STREET DEVELOPMENT

IN SOUTHWARK STREET IS LONDON'S NEXT TROPHY ATTRACTION, A NEW £300M RETAIL AND ENTERTAINMENT DEVELOPMENT – THE VINOPOLIS COMPLEX (COMPLETION – SPRING 2019)

TO FEATURE: NEW VIBRANT RETAILERS/ FASHION BOUTIQUES, RESTAURANTS, BARS, CINEMA AND GALLERY



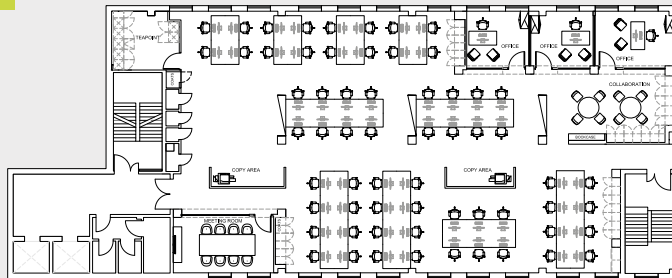
LONDON BRIDGE

4TH BUSIEST STATION IN THE UK

FEATURES: 70 NEW SHOPS, BARS AND RESTAURANTS OPEN IN AND AROUND THE CONCOURSE

3RD FLOOR

EFFICIENT RECTANGLE FLOOR PLATES

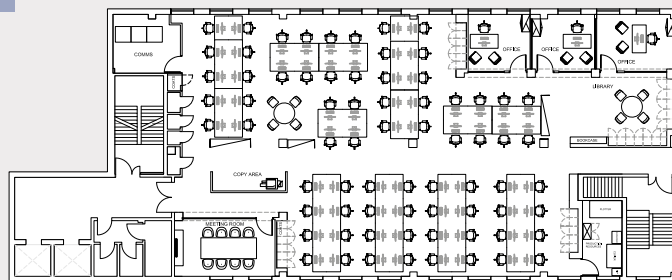


JUBILEE LINE



4TH FLOOR

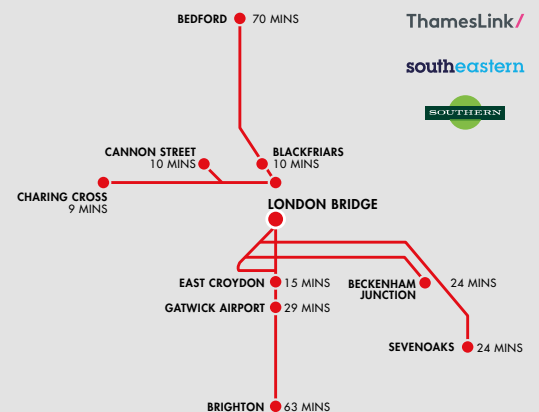
EFFICIENT RECTANGLE FLOOR PLATES



NORTHERN LINE



NATIONAL RAIL



TERMS

A full repairing & insuring lease for a term expiring 10th October 2023 subject to a rent review 11th October 2018 outside the landlord & tenant act. The lease is available by way of assignment or sub lease.

RENT

On Application

VIEWING

Strictly by appointment with Sole Agents

Mark Kleinman

mkleinman@jamesandrew.co.uk

JAI JAMES ANDREW INTERNATIONAL
020 7224 4436
www.jamesandrew.co.uk

RATES

Approximately £13.56 per sq ft.

SERVICE CHARGE

Approximately £11.72 per sq ft.