

34 SOUTHWARK BRIDGE ROAD,  
LONDON SE1

2,720 SQ FT



## DESCRIPTION

34 Southwark Bridge Road provides exceptional value, fitted out office accommodation available on a new lease with flexibility from December 2022.

The 3rd floor benefits from excellent natural light and is fitted with meeting rooms and a kitchen.

## LOCATION

Located on the west side of Southwark Bridge Road midway between its junction with Southwark Street and Southwark Bridge.

The surrounding area is home to a number of cultural highlights including Borough Market, Tate Modern, Shakespeare's Globe and Flat Iron Square.

London Bridge station provides excellent transport links with Thameslink, Southern and South Eastern trains as well as access to Jubilee and Northern underground lines. Cannon Street station provides access to Circle and District underground lines and South Eastern trains.

The pedestrianised Millennium Bridge provides a direct route across the Thames from Tate Modern to St Paul's Cathedral.

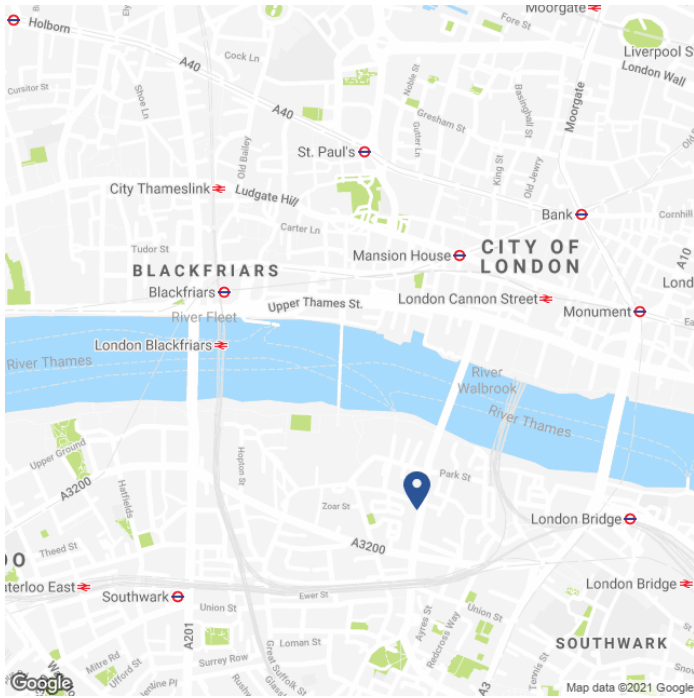
## SPECIFICATION

- Fitted with meeting rooms and a kitchen.
- Excellent natural light.
- Suspended ceilings.
- Demised and communal WC's.
- Passenger lift.

## AVAILABLE ACCOMMODATION

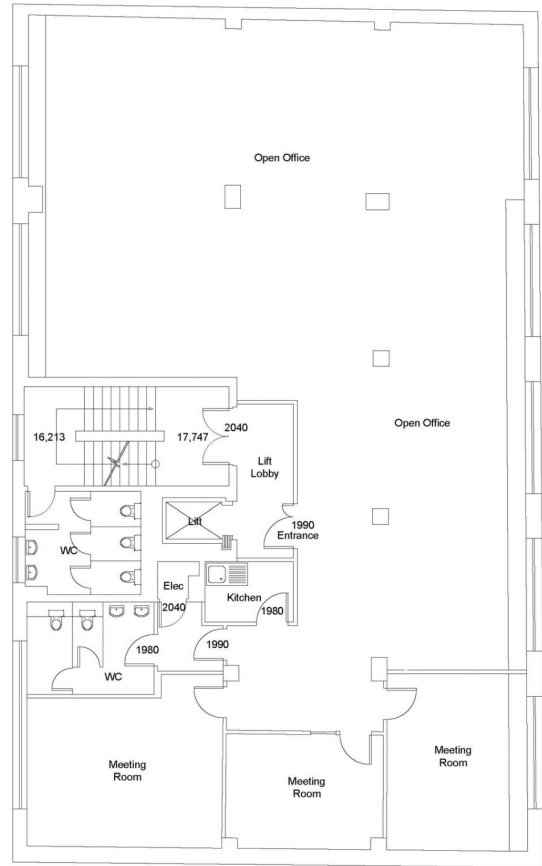
FLOOR	SQ FT	SQ M
THIRD	2,720	253
TOTAL	2,720	253

## MAP



## FLOOR PLAN

3rd Floor



## TENURE

Lease: New short form Lease direct from the landlord subject to a mutual rolling break from December 2022.

Rent: £27.50 per sq ft.

Business Rates Est: £15.35 per sq ft.

Service Charge Est: £9.61 per sq ft.

VAT: Elected.

EPC: E.

## CONTACT

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