

32 SOUTHWARK BRIDGE ROAD,  
LONDON SE1

4,360 - 8,937 SQ FT



## DESCRIPTION

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

The floors benefit from excellent natural light and are fitted with meeting rooms and a kitchen. Each floor has its own demised WC's.

## LOCATION

Located on the west side of Southwark Bridge Road on the corner with Sumner Street.

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.

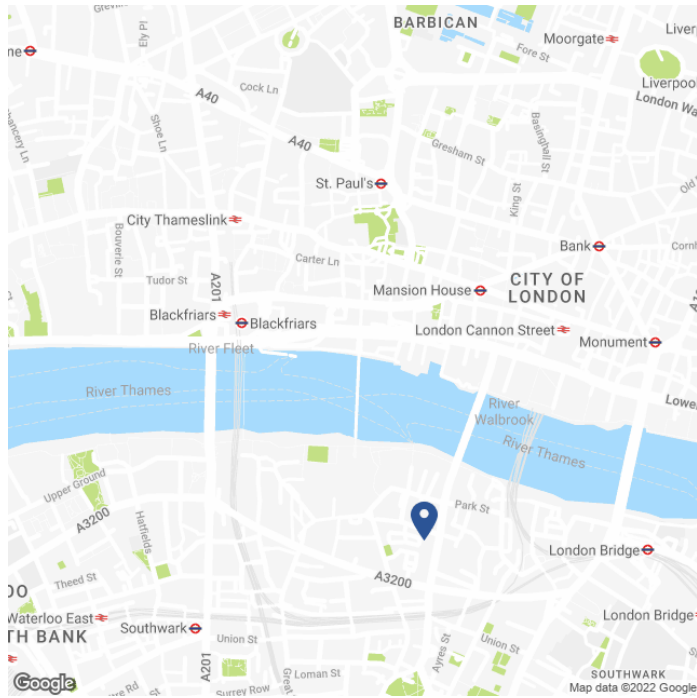
## SPECIFICATION

- Fitted out.
- Excellent natural light.
- Suspended ceilings.
- Demised WC's.
- Manned reception.
- Passenger lift.

## AVAILABLE ACCOMMODATION

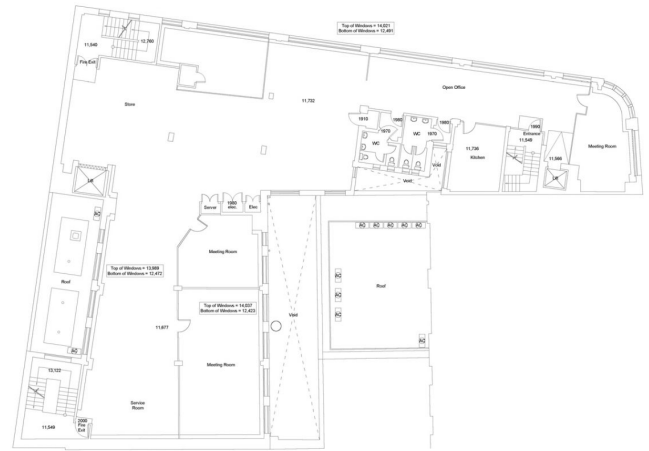
FLOOR	SQ FT	SQ M
SECOND	4,360	405
FIRST	4,577	425
TOTAL	8,937	830

## MAP



## FLOOR PLAN

2nd & 1st Floors



First Level



Second Level

## 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 2nd floor:	£13.46 per sq ft.
Business Rates Est 1st floor:	£16.27 per sq ft.
Service Charge Est:	£6.23 per sq ft.
VAT:	Elected.
EPC:	TBC.

## CONTACT

**Tom Kemp**  
+44 (0)207 100 5555  
tom@hk-london.com

**Monique Kelliher**  
+44 (0)207 100 5555  
monique@hk-london.com