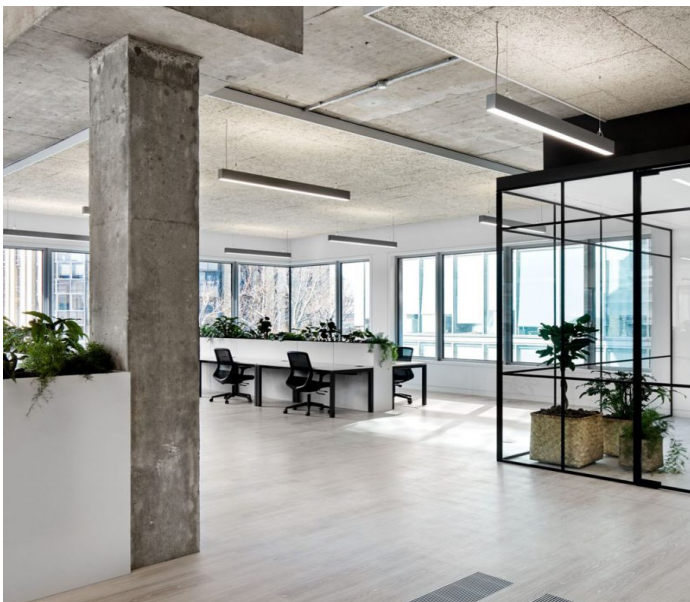


BRIDGE HOUSE, 4 BOROUGH HIGH STREET, LONDON SE1

3,960 SQ FT



DESCRIPTION

Bridge House has undergone a comprehensive transformation led by the team at GMS Estates and Emrys Architects.

A communal roof garden has been created with extensive outdoor seating and 360 degree views across London and directly over the River Thames and Southwark Cathedral.

The office floors are split into East and West wings, each with their own distinct character. Exceptional floor to ceiling heights provide excellent natural light at all levels.

Last floor remaining on the 2nd West.

LOCATION

The building is on the Southwest side of London Bridge, within one minute of Borough Market and London Bridge Station. Mainline services are via Thameslink and South Eastern trains as well as Northern and Jubilee underground lines.

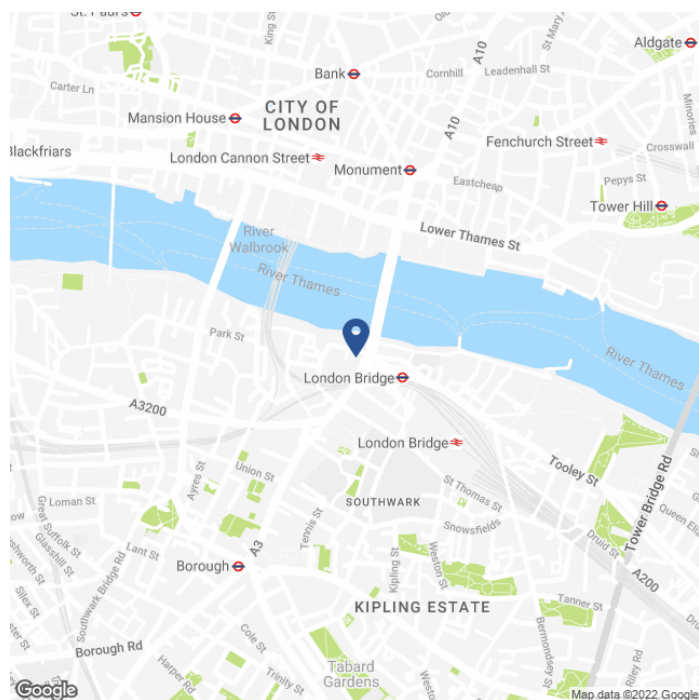
SPECIFICATION

- New reception with direct access to Roasting Plant Coffee.
- Communal roof garden with 360 degree river views.
- Private terraces on 6th floor.
- Generous floor to ceiling heights.
- New under floor air conditioning.
- Kitchenettes in each Wing.
- Dedicated fibre connection.
- Dedicated cycle storage from Montague Close.
- New WC's and showers.
- DDA compliant.

AVAILABLE ACCOMMODATION

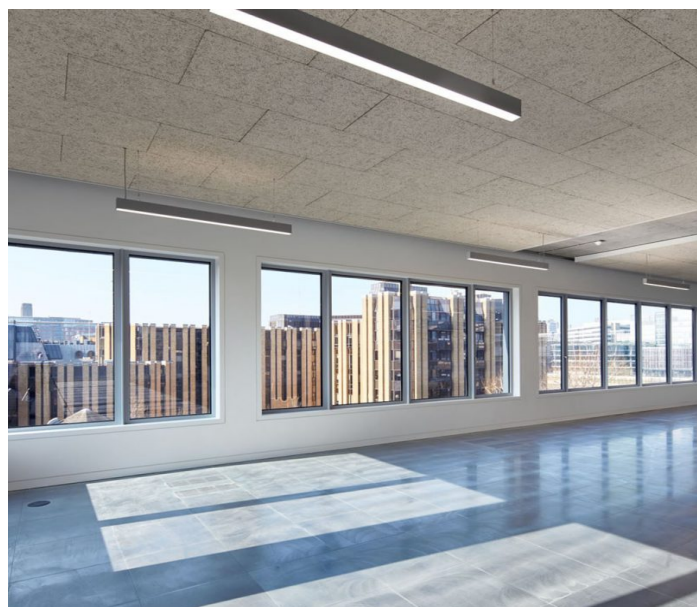
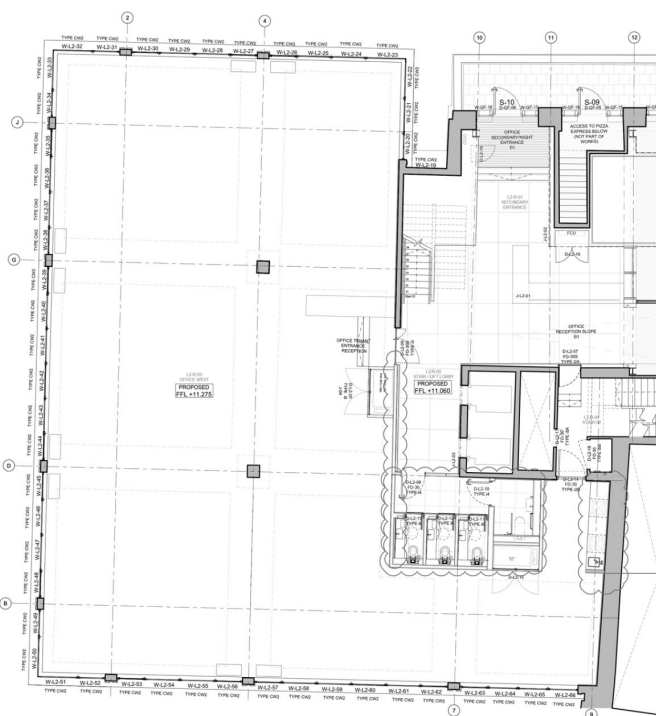
FLOOR	SQ FT	SQ M
SIXTH (EAST) - LET	1,636	152
SIXTH (WEST) - LET	2,114	196
FIFTH (EAST) - LET	1,976	184
FIFTH (WEST) - LET	4,173	388
FOURTH (EAST) - LET	1,953	181
FOURTH (WEST) - LET	4,180	388
THIRD (EAST) - LET	1,951	181
THIRD (WEST) - LET	4,154	386
SECOND (WEST) - UNDER OFFER	3,960	368
TOTAL	3,960	368

MAP



FLOOR PLAN

2nd Floor West



TENURE

Lease:	New lease for a term by arrangement from the landlord.
Guide Rent:	£TBC per sq ft.
Rates Estimate:	£TBC per sq ft.
Service Charge:	£10.79 per sq ft.
VAT:	Elected.
EPC:	B28 (2nd West).

CONTACT

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

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

JOINT AGENT

Allsop
+44 (0)20 7588 4433

FURTHER INFORMATION

