34 SOUTHWARK BRIDGE ROAD
LONDON SE1 9EU

2,720 - 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 2023.

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.

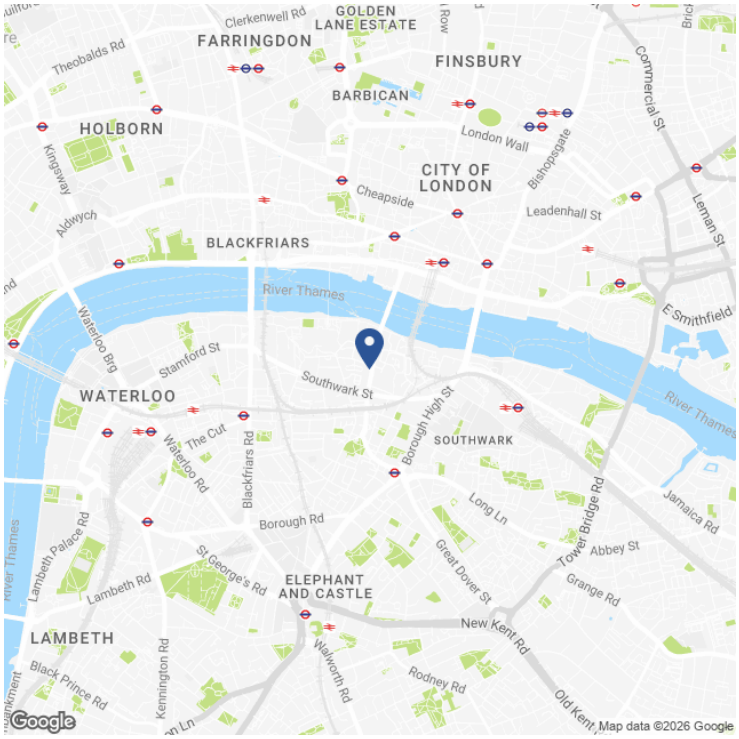


SPECIFICATION

- 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
3RD - AVAILABLE	2,720	253
TOTAL	2,720	253



TENURE

Lease:	New short form lease direct from the landlord
Guide Rent:	£27.50 per sq ft
Rates Estimate:	£15 per sq ft
Service Charge:	£9.61 per sq ft
VAT:	Elected.

CONTACT

Tom Kemp
0207 100 5555
tom@hk-london.com

Monique Kelliher
02071005555
monique@hk-london.com

FURTHER INFORMATION

MISREPRESENTATION ACT 1967 - HK Property Services Ltd for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HK Property Services Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.