



**BRIGADE
COURT** SE1

94 SOUTHWARK BRIDGE ROAD
LONDON SE1 0EG



COMMERCIAL UNIT AVAILABLE TO RENT IN AN ICONIC BUILDING IN THE HEART OF BOROUGH (239SQM / 2,568SQFT)



HENSHELL & PARTNERS

REAL ESTATE ADVISORS



Commercial Unit Available to Rent in Borough.

(239SQM / 2,568SQFT)

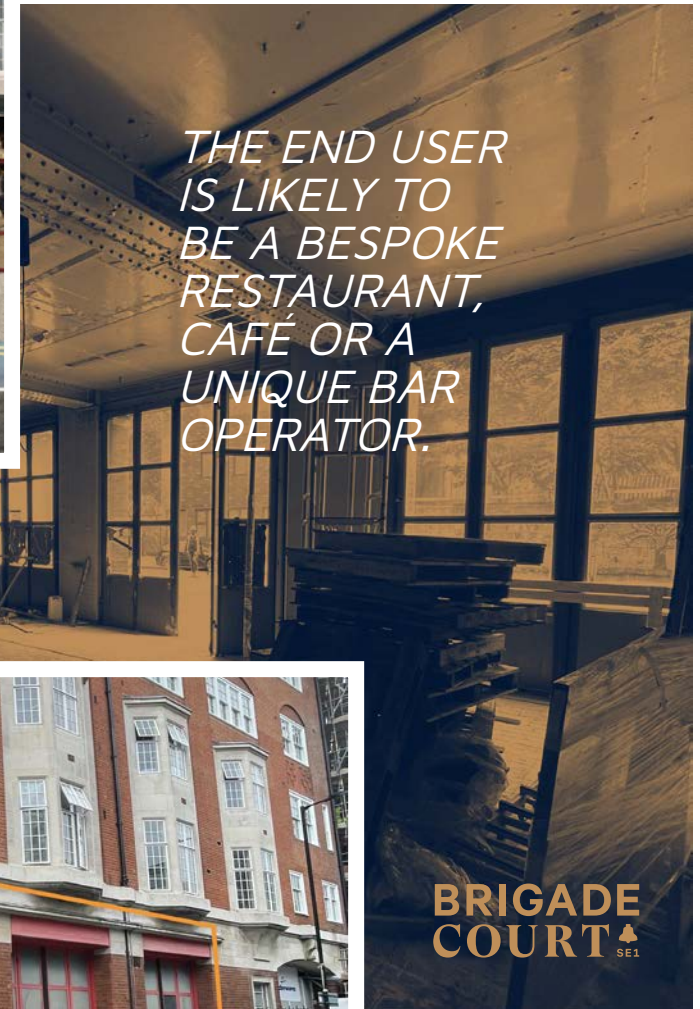
- Brand-new flexible **commercial unit (Class- E)** available to **rent** on **Southwark Bridge Road**
- The property is situated on the **ground floor** extending **239sqm / 2,568sqft (NIA)**
- The unit is located beneath a new quality development '**Brigade Court**' comprising 199 homes by **Hadston Southwark Limited (a JV between Goldman Sachs International and Urbanwise Developments)**
- The unit is set in the **original fire station grounds** with sensitively proportioned **modern design and architecture** complimenting the **historic buildings**
- Excellently located along **Southwark Bridge Road** in the **vibrant SE1 market**
- Property will interest a range of occupiers including **restaurateurs** and **unique bars**
- We are inviting '**offers in excess of £77,040pax (£30psf)**' to rent
- **Offers for sale** would also be considered with **price on application**

The Opportunity

A rare and exciting opportunity for an occupier to secure **prime commercial** space on the **Southbank**. **Brigade Court** is the new residential community in the heart of Southwark and set in the former home of the **London Fire Brigade**. Brigade Court connects past, present and future through a mix of Grade II listed buildings and the **finest contemporary architecture**, set around a central courtyard for a traditionally different take on modern space.

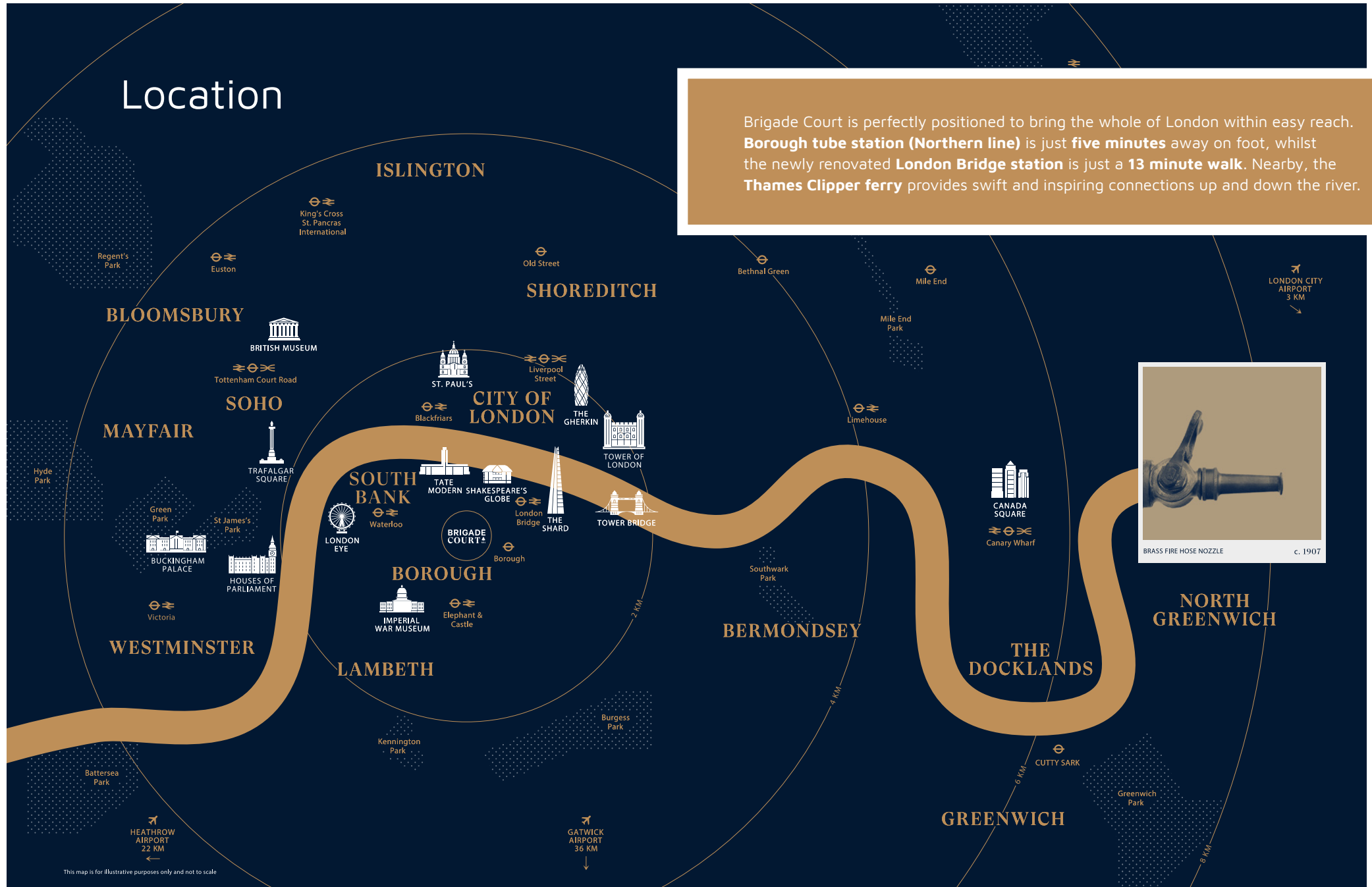
The subject property benefits from a **flexible use (Class-E)** and is available **to rent**. Accommodation is laid out over the **ground floor** and extends **239sqm/ 2,568sqft (NIA) in total**. We are offering the unit in **shell and core condition** with capped services (water and electric). The end user is likely to be a **bespoke restaurant, café** or a **unique bar operator**. In such a prime location with workers heading back to the office, it is a space waiting to be brought to life.

Regarding delivery, the unit is scheduled to be available for occupation from the end of **April 2022**.



Location

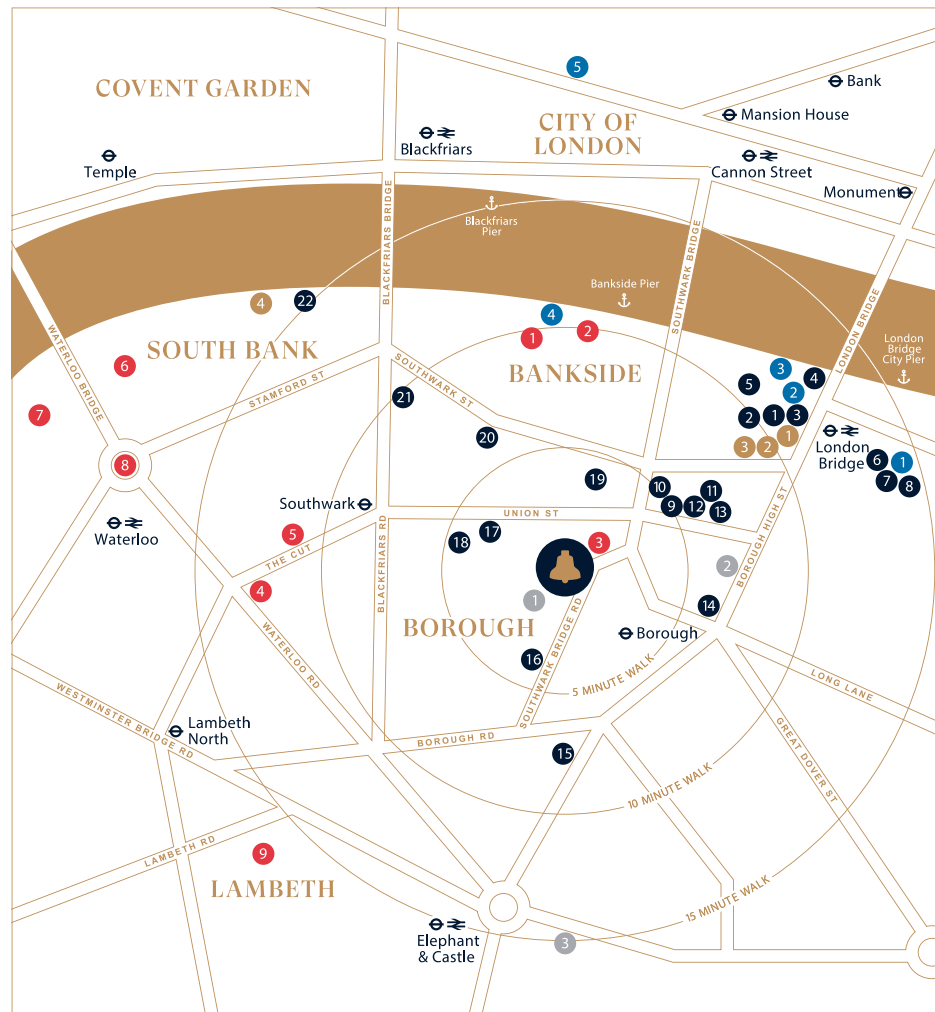
Brigade Court is perfectly positioned to bring the whole of London within easy reach. **Borough tube station (Northern line)** is just **five minutes** away on foot, whilst the newly renovated **London Bridge station** is just a **13 minute walk**. Nearby, the **Thames Clipper ferry** provides swift and inspiring connections up and down the river.



BRASS FIRE HOSE NOZZLE c. 1907

This map is for illustrative purposes only and not to scale

Local Market



EATING AND DRINKING

BOROUGH MARKET
London's oldest food market, a legendary foodie destination

MONMOUTH COFFEE
Famous and rightly so, café and single farm coffee roasters

PADELLA
Intimate fresh pasta bistro adored by Londoners

LONDON GRIND
A buzzing artisan riverside espresso and cocktail bar

HAWKSMOOR BOROUGH
Voted the UK's best steak restaurant by critics

DUDELL'S
Acclaimed Cantonese cuisine in a converted church

OBLIX
Fine dining from Oblix. Fine panoramic views from The Shard

SHANGRI-LA
Contemporary cuisine in London's highest hotel

FLAT IRON SQUARE
The arches hide a hub of excitement, live music and food stalls

BAR DOURO
Sell out supper clubs make this Portuguese restaurant a must

OMEARA CANTINA
Vibrant Central American inspired bar and venue

LUPINS
Seasonal British tasting plates in an intimate local bistro

THE GENTLEMEN BARISTAS
Well-mannered coffee by The Gentlemen Baristas

BOREALIS
Seasonal Scandinavian delicacies

MERCATO METROPOLITANO
Celebrating culinary craftsmanship in a disused paper factory

16 **CHIMICHURRI'S**
Must-visit Argentinian parilla spot

17 **UNION STREET CAFÉ**
Gordon Ramsay's Italian restaurant

18 **BALA BAYA**
The essence of Tel Aviv with vibrantly progressive cuisine

19 **CARAVAN BANKSIDE**
Signature 'well-travelled' food and drink

20 **THE TABLE CAFÉ**
A simply British menu crafted to complex masterpieces

21 **THE COFFEEWORKS PROJECT**
Award winning coffee institution

22 **SEA CONTAINERS RESTAURANT**
Stunning Thameside views from this Mediterranean inspired brasserie

ARTS AND CULTURE

1 **TATE MODERN**
World famous modern art destination

2 **SHAKESPEARE'S GLOBE**
Iconic theatre and home to the Royal Shakespeare Company

3 **COPPERFIELD GALLERY**
Independent art gallery supporting international artists

4 **THE OLD VIC THEATRE**
Highly acclaimed historic theatre

5 **THE YOUNG VIC**
The country's leading home for young theatre artists

6 **THE NATIONAL THEATRE**
Internationally-renowned arts centre

7 **SOUTHBANK CENTRE**
Five unique venues makes this the UK's biggest arts complex

8 **BFI IMAX**
An immersive viewing experience in the UK's biggest cinema

9 **IMPERIAL WAR MUSEUM**
Fascinating national museum of warfare

FITNESS

1 **GROTTO PLACE SPORTS CENTRE**
Available for public use outside of school hours

2 **UN1T FITNESS**
Innovative fitness and training studio

3 **GYMBOX**
Stimulating gym in a club-inspired environment

SHOPPING

1 **AESOP**
An international beauty expert

2 **CUBITTS**
Bespoke, handmade spectacles and sunglasses

3 **PAUL SMITH BOUTIQUE**
Renowned British fashion designer

4 **OXO TOWER WHARF**
Thameside independent fashion, interiors and jewellery

LANDMARKS

1 **THE SHARD**
Western Europe's tallest building, with stunning panoramas

2 **SOUTHWARK CATHEDRAL**
Heritage site at the heart of Bankside chronicling 2000 years of history

3 **THE GOLDEN HINDE**
A full-sized reconstruction of the famous Elizabethan galleon

4 **THE MILLENNIUM BRIDGE**
Soak up spectacular views from one of London's most iconic bridges

5 **ST PAUL'S CATHEDRAL**
A true icon of London's skyline



Transport & Connectivity

With an abundance of stations and cycle paths and the Thames River nearby, Borough is one of London's best connected districts. And with some of the City's most iconic landmarks just a short walk away, it's the ideal place from which to enjoy the capital.

	TUBE & TRAIN		WALK		BOAT
	From London Bridge Station				From Bankside Pier
	1 MIN		4 MINS		6 MINS
	BANK		BOROUGH STATION		EMBANKMENT PIER
	6 MINS		7 MINS		9 MINS
	CANARY WHARF		SOUTHWARK STATION		TOWER PIER
	9 MINS		8 MINS		11 MINS
	BOND STREET		BOROUGH MARKET		WESTMINSTER PIER
	9 MINS		10 MINS		19 MINS
	LIVERPOOL STREET		SHAKESPEARE'S GLOBE		CANARY WHARF PIER
	10 MINS		13 MINS		29 MINS
	KING'S CROSS ST. PANCRAS		LONDON BRIDGE STATION		GREENWICH PIER
	15 MINS		13 MINS		
	VICTORIA		THE SHARD		
	17 MINS		15 MINS		
	PADDINGTON		WATERLOO STATION		
	18 MINS		16 MINS		
	LONDON CITY AIRPORT		BLACKFRIARS STATION		
	41 MINS		18 MINS		
	GATWICK AIRPORT		THE CITY OF LONDON		
	41 MINS				
	HEATHROW AIRPORT				
	CAR		CYCLE		
	28 MINS		8 MINS		
	LONDON CITY AIRPORT		THE CITY OF LONDON		
	50 MINS		10 MINS		
	HEATHROW AIRPORT		PALACE OF WESTMINSTER		
	1 HOUR		11 MINS		
	STANSTED AIRPORT		COVENT GARDEN		
	1 HOUR 15 MINS		15 MINS		
	GATWICK AIRPORT		TRAFALGAR SQUARE		
	1 HOUR 15 MINS		19 MINS		
	LUTON AIRPORT		HYDE PARK		

Further Information

FLOOR PLANS

Available upon request.

BUSINESS RATES

The property is **yet to be rated by the VOA**. Therefore interested parties are invited to contact **Southwark council** for further information.

VAT

We understand that the property **has been elected** for VAT and therefore **VAT will be** chargeable on the rent.

TERMS

We are inviting **'offers in excess of £77,040pax (£30psf)'** to rent for a new **FRI lease** which will be direct with the landlord. Our client will also expect a minimum of **6-months' rent deposit** to be held for the duration of the term.

As regards to **a sale**, our client **would consider a sale of the long leasehold interest** (999-years) with price on application.

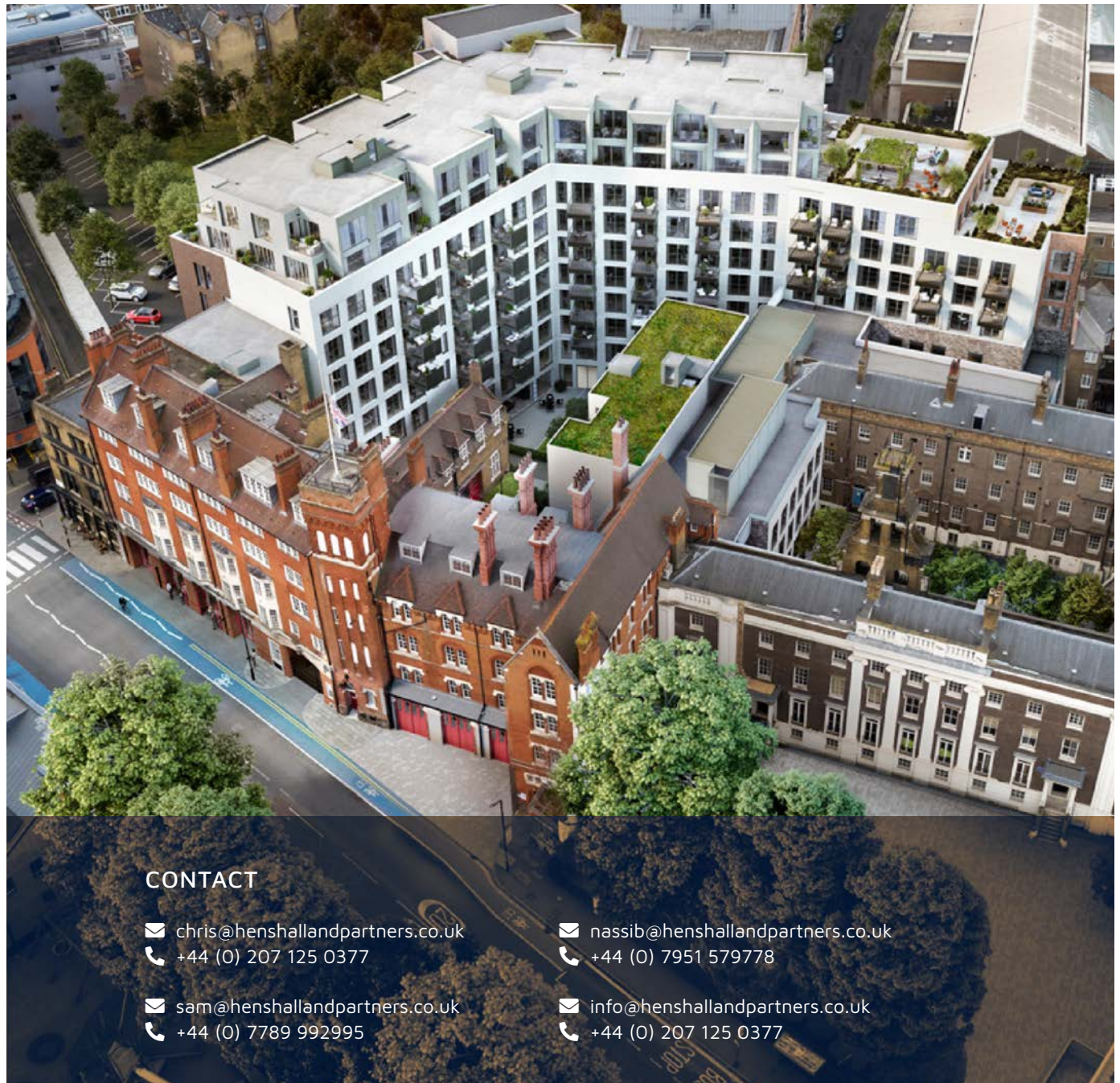


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