



HENSHALL & PARTNERS
REAL ESTATE ADVISORS



179 Southwark Bridge Road, London SE1 0ED

PROMINENT COMMERCIAL UNIT AVAILABLE TO RENT
(893SQFT OVER GROUND AND LOWER GROUND)

Summary

- Opportunity to lease a **newly refurbished commercial unit (Class-E)**
- Property extends **893sqft** with accommodation laid over **ground** and **lower ground** floors
- The unit will appeal to a range of occupiers including **offices** and **medical businesses**
- Excellent transport links with **Borough**, **Southwark**, **Waterloo** and **London Bridge** stations all within **0.5 miles**
- We are inviting **offers in the region of £27,000pax (£30.24psf)** for a **new FRI lease** direct with the landlord



Description

This well presented **commercial unit** extends **893sqft** with accommodation laid out over **ground** and **lower ground** floors.

Previously used as an **office**, the property has since undergone a cosmetic refurbishment and is **available as seen** with fitted **kitchen**, **WC's** and **existing furniture** which can be left or removed dependent on an incoming tenant's requirements.

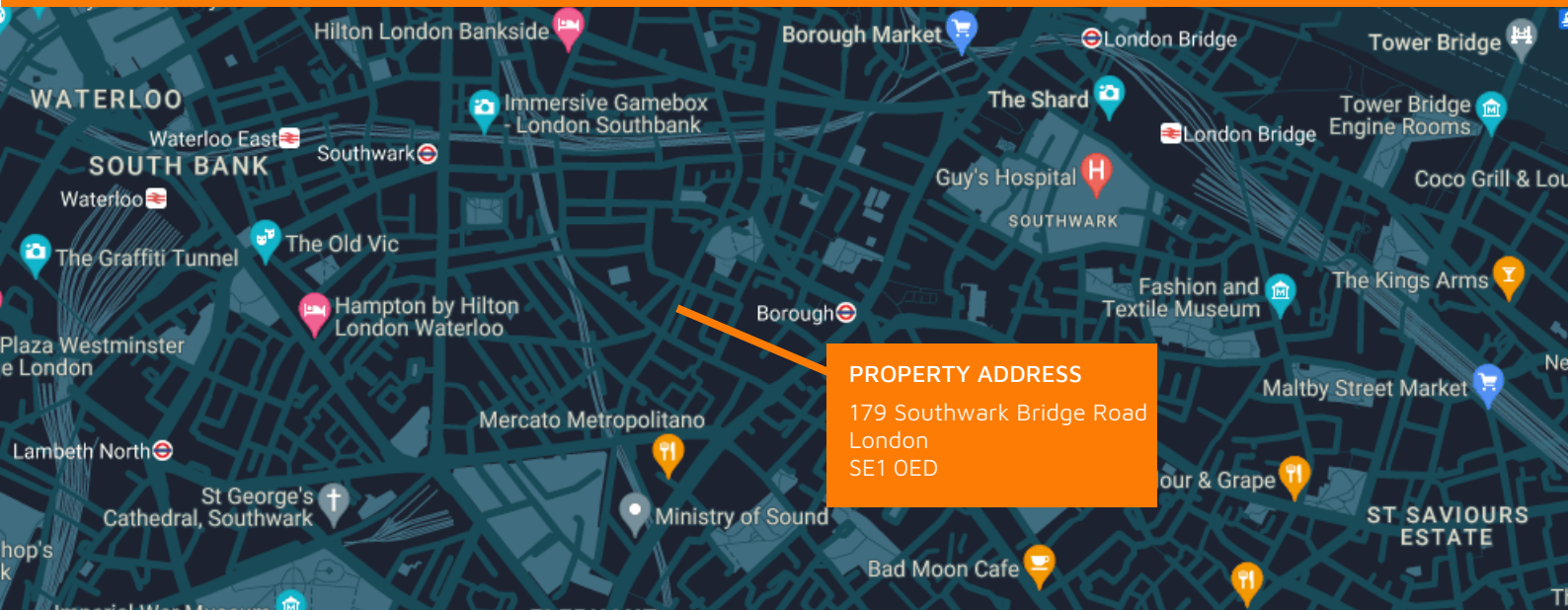
The unit benefits from a **prominent street frontage**, **open plan layout** and will appeal to a **wide range of occupiers** including **offices** and **medical providers**.

Location

The property is located along **Southwark Bridge Road**, just off **Great Suffolk Street**.

Accessibility is excellent to the property with **Borough** (Northern), **Southwark** (Jubilee), **Waterloo** and **London Bridge** (underground and National Rail) stations all within **0.5 miles** providing unrivalled access across The City.

Once an area renowned for its industry, SE1 is now a **vibrant place to live and work** with an array of shops, bars and restaurants including the famous **Borough Market**.





Business Rates

Rates payable are estimated to be **£7,840pax**. Interested parties are welcome to make their own enquiries with **Southwark Council** for further information.

Floor Plans

Floor plans are available upon request.

Viewings

Contact the **Henshall & Partners** team or our joint agents **USP** to arrange internal inspections.

Terms

We are inviting offers at **£27,000pax (£30.24psf)** for a **new FRI lease** direct with the landlord.

CONTACT US



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