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REAL ESTATE ADVISORS

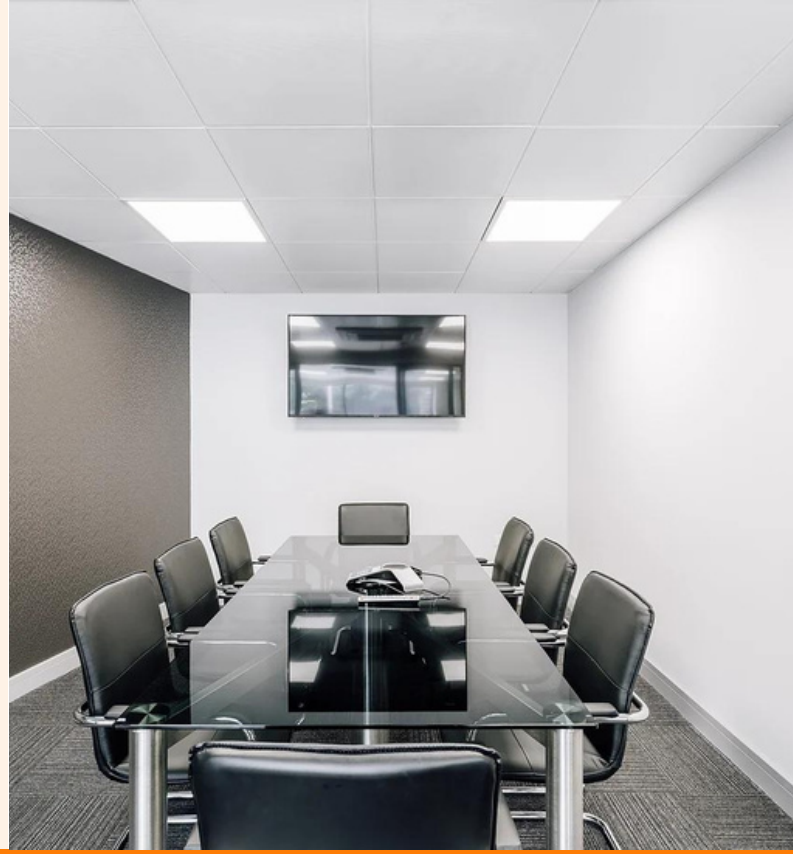


115 Blackfriars Road, London SE1 8HW

PROMINENT COMMERCIAL UNIT AVAILABLE TO RENT
(2,143SQFT OVER GROUND & LOWER GROUND WITH 1 X PARKING SPACE)

Summary

- Opportunity to lease a modern **commercial unit (Class-E)** along with **1 x underground parking space**
- Property extends **2,143sqft** with accommodation laid over **ground** and **lower ground** floors
- Likely to appeal to a range of occupiers including **offices, retailers** and **medical operators**, with the benefit of **street frontage & signage**
- Prominent location on **Blackfriars Road** with excellent transport links (**Borough, Southwark** and **Waterloo** stations all within **0.6 miles**)
- We are inviting **offers in the region of £100,000pax (£40.85psf)** for a **new FRI lease** direct with the landlord



Description

This well presented **commercial unit** extends **2,143sqft** with accommodation arranged over **ground** and **lower ground** floors.

Most recently used as an **office**, the property is **available as seen** with **separate meeting rooms, 2 x dedicated kitchenettes, shower facilities** and **quality furnishings** throughout. Property benefits from **1 x underground parking space**.

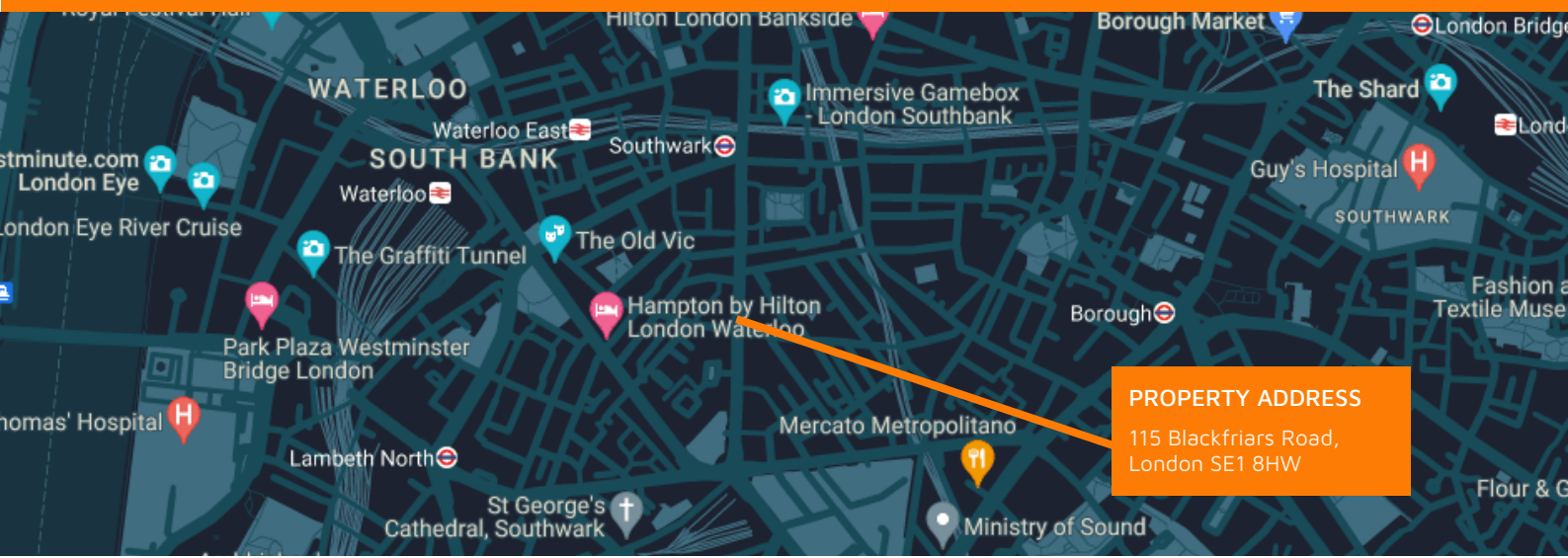
This corner unit benefits from a **prominent street frontage** with **high footfall** that will interest a **wide range of occupiers** including **offices, retailers** and **medical providers**.

Location

The property is located along **Blackfriars Road**, on the junction with **Webber Street**.

Accessibility is excellent to the property with **Southwark** (Jubilee), **Borough** (Northern) and **Waterloo** (underground and National Rail) stations all within **0.6 miles** providing unparalleled access across The City.

Once an area known for its industrial roots, SE1 has transformed into a vibrant destination for **both living and working**, featuring a **diverse range of shops, bars, and restaurants** along with the renowned **Borough Market**.



Viewings

Available via prior appointment, contact Henshall & Partners to arrange.

Business Rates

From the VOA we would estimate rates payable to be **£31,850pax**. We would recommend interested parties make their own enquires with **Southwark Council** for exact figures.

Terms

We are inviting **rental offers** in excess of **£100,000pax (£40.85psf)** available on an **FRI lease**.

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