

To Let

2 London Bridge, London, Southwark, SE1 9SG

5,323 sq ft

- Newly Refurbished
- River Views
- Modern Hybrid Ceiling with Exposed Services
- Opposite London Bridge Station



Location

The building occupies an island site bounded by London Bridge to the east, the River Thames to the north and Montague Close to the south.

The building benefits from immediate access to: London Bridge Station (Northern and Jubilee Underground Lines and National Rail), Blackfriars Station (Circle and District Underground Lines and National Rail), Bank and Monument (Circle, Northern, Waterloo & City, Circle and District Underground Lines and Docklands Light Railway)

Description

The part 4th floor has had a comprehensive refurbishment completed offering a new Category A finish with a hybrid raft panel ceiling. The unit has floor to ceiling glazing around the perimeter and benefits from spectacular views of the River Thames and the City of London as well as excellent natural light.

Specification

- Recently Refurbished
- Category A specification with hybrid raft ceilings
- 4 Pipe fan coil air conditioning
- Newly refurbished WCs
- Manned reception
- Cycle and shower facilities

Accommodation

Available via a new lease direct from the Landlord via negotiation

Floor / Unit	Sq ft	Rent	Business Rates	Service Charge	Availability
4th	5,323	£79.50 per sq ft	£21.75 per sq ft	£15.49 per sq ft	Available

EPC

This property has been graded as Exempt: Listed building.

Rent

£79.50 per sq ft

Business Rates

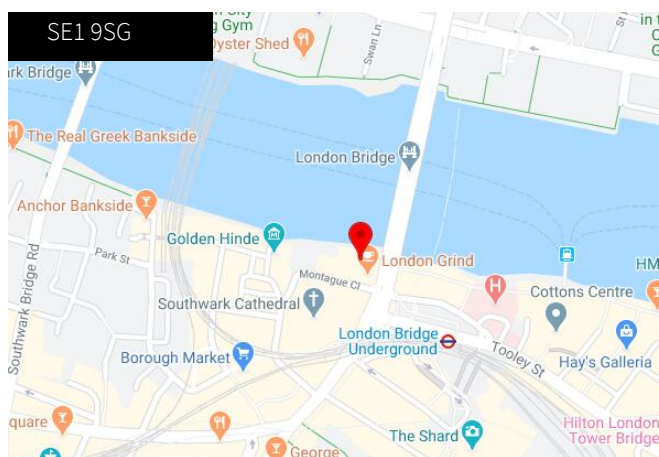
Rates Payable (2019/2020): £21.75 per sq ft

Estimated

Service Charge

£15.49 per sq ft

Estimated



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