

# To Let

**The Shard, 32 London Bridge Street, London, SE1  
9SG**

10,001 sq ft

- Part 19th Floor
- Fitted out
- Superb opportunity
- Unique Landmark Building
- Superb Amenities onsite and nearby



## Location

The Shard dominates the London skyline and is centrally located on top of London Bridge station providing excellent connectivity with both overground and underground connections across Central London. Within the building there are 3 floors of bars and restaurants as well as The Shangri La Hotel. The immediate area provides a wealth of bars, restaurants, gyms, art galleries, shops and theatres.

## Overview

The Shard is the tallest building in Western Europe, providing a vertical city with 3 floors of bars and restaurants, The Shangri La Hotel, residential accommodation as well as a viewing gallery. This iconic building is instantly recognisable. The available accommodation offers a tenant the opportunity to join a multitude of businesses in a world recognised address.

## Description

The available accommodation is located on the south side of the floor allowing a tenant their own access as well as being fitted out providing open plan accommodation, some cellular space, a 'winter garden' and a post room. The floor benefits from some breathtaking views.

## Specification

- 24 Hr access and security
- Fitted out accommodation
- Air conditioned
- Excellent natural light
- Bicycle & shower facilities

## Accommodation

The accommodation is available on a new sub-lease from MPS for a term until 2031.

Description	Sq ft	Availability
19 PT	10,001	Available

## EPC

This property has been graded as 54(C).

## Rent

Guiding £80's per sq ft

## Business Rates

Rates Payable (2019/2020): £26.62 per sq ft

## Service Charge

£13.64 per sq ft



## Contacts

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### Joint Agents

### Malcolm Grahame (HB Surveyors)

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# General Arrangement / Demise Line

