

LONDON BRIDGE OFFICE TO LET

1,240 SQ FT (115.19 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



70 WESTON STREET
LONDON
SE1 3JQ

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LOCATION

The property is located 200 meters (4 mins walk) away from London Bridge station, with excellent communications serving the Jubilee line, Northern line and Mainline stations.

Located on the northern part of Weston Street, in an area that has seen rapid amounts of growth over the past few years and has become one of London's most dynamic destinations.

DESCRIPTION

Available early October, this self-contained office is situated on the lower ground floor ground of a former Grain Store. The office space is currently split into 3 smaller office spaces, a large open plan space adjoining them, separate kitchen and 3 x WCs. The office has central heating (included in service charge price along with hot water), perimeter trunking, strip lighting, wood flooring and neutral decor. There are dual entrances to the unit and usage of a shared courtyard at the back of the property, ideal for any deliveries.



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SOUTH LONDON'S LEADING AGENT

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RENT: £68,200 per annum (£55 per sq ft)

TENURE:

A new flexible lease will be granted directly from the landlord. FRI lease.

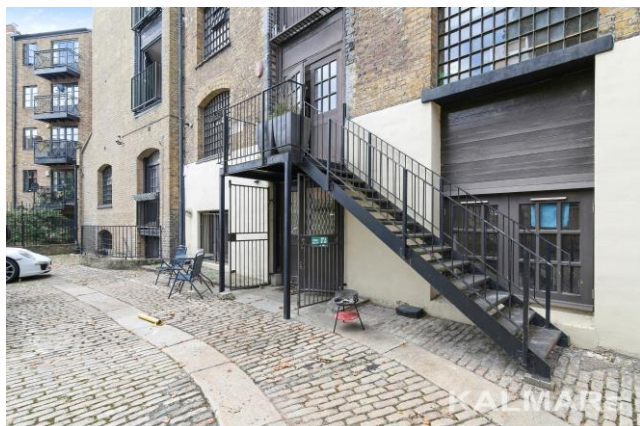
COSTS:

RATES PAYABLE: £6,850 per annum. / £5.52 per sq ft (2019)

SERVICE CHARGE: Approx £4,400 pa / £3.55 per sq ft (this includes heating and hot water to the unit)

VAT: VAT is payable on all aspects

LEGAL COSTS: Each Party to pay their own costs



VIEWING

By appointment through sole agents:

Laura Reid

KALMARs COMMERCIAL

TEL: 0207 403 0600

Email: laurar@kalmars.com

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