

THE PAVILION, EMPIRE SQUARE, SE1



Architectural Ground Floor Office Suite To Let

1,783 sq ft (165.65 sq m)

IMPORTANT NOTICE — BDG Sparkes Porter LLP in their own right as agents for the vendor/lessor of this property draw your attention to the following:- These particulars are intended to provide prospective purchasers/tenants with only a general introduction to this property and do not form part of any offer or contract. These particulars are believed to be correct, but neither BDG Sparkes Porter LLP nor the vendor/lessor accept responsibility for any error they may contain. These particulars are not to be relied upon as a statement or representation of fact and prospective purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. Neither the agents, or any of their employees, has any authority to make or give any further representation or warranty in relation to this property. All terms quoted are exclusive of VAT.

LOCATION

The property is located on the south side of Long Lane close to the junction with Borough High Street and Tabard Street. The surrounding area has a plethora of local amenities which includes Borough Market and Southbank which provides a diverse range of restaurants, bars and entertainment.

There are also excellent transport links being just a short walk to London Bridge Station (Mainline, Jubilee Line, Northern Line and Thames link) and Borough Underground Station (Northern Line).

ACCOMMODATION

The property comprises a striking building designed by Rolfe Judd architects. The available office accommodation is on the ground floor and comprises a bright, open plan suite, benefiting from a large meeting room and two private offices to the rear.

Ground floor: 1,783 sq ft 165.65 sq m

AMENITIES

Fantastic natural light
Excellent floor to ceiling height
Fully Fitted
Kitchen and break out
Demised WC's
Raised floors
Floor to ceiling windows

COSTS

QUOTING RENT: £ 55.00 per sq ft
BUSINESS RATES: £ 13.00 per sq ft
SERVICE CHARGE: £ 7.30 per sq ft

TERM

The lease expires in 2021 with a tenant break option in June 2019, available by way of a sublease or an assignment, the lease is outside the Landlord and Tennant act 1954.

VIEWING

Ben Orchard-Smith
e. ben.orchard-smith@bdgsp.co.uk
m. 07764 510 136
t. 020 7629 1088

William Ewing
e. william.ewing@bdgsp.co.uk
m. 07951 587 336
t. 020 7629 1088