

## 185 Tower Bridge Road, SE1 2UF

934 sq. ft to 7,057 sq. ft.



### Location

The property is located on Tower Bridge Road in a prime location, 200m south from Tower Bridge in Southbank. The site is a 10 minute walk away from London Bridge Station. London Bridge Station offers access to the Northern and Jubilee tube lines (Bank, 2 minutes, Green Park, 7 minutes), as well as the National Rail network (Gatwick 30 minutes, Brighton 1 hour).

### Description

The former bank is Grade II listed and was built in c. 1900. The four storey building occupies a prominent corner position, with the main entrance to the building located on the corner of Tower Bridge Road and Tooley Street. The building has a lot of potential to provide modern inspiring office accommodation. The landlord will either carry out the CAT A works or provide a capital contribution towards the refurbishment.

### Transport Links

London Bridge		10 minutes
Tower Hill		13 minutes
London Fenchurch		13 minutes
Bermondsey		15 minutes

### Amenities

The accommodation benefits from the following amenities:

- Grade II listed old bank
- Prominent corner position
- Great transport links
- Large ceiling heights on the ground floor

### Available Space

Third – 1,113 sq. ft.

Second – 1,696 sq. ft.

First – 1,696 sq. ft.

Ground – 1,618 sq. ft.

Lower Ground – 934 sq. ft.

**Total – 7,057 sq. ft.**

### Terms

A new lease available from the landlord

**Rent:** POA

**Rates:** c.£13.60 per sq. ft.

**Service charge:** N/A

### Contact

For further information or to arrange a viewing, please contact:

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