

# 1LB

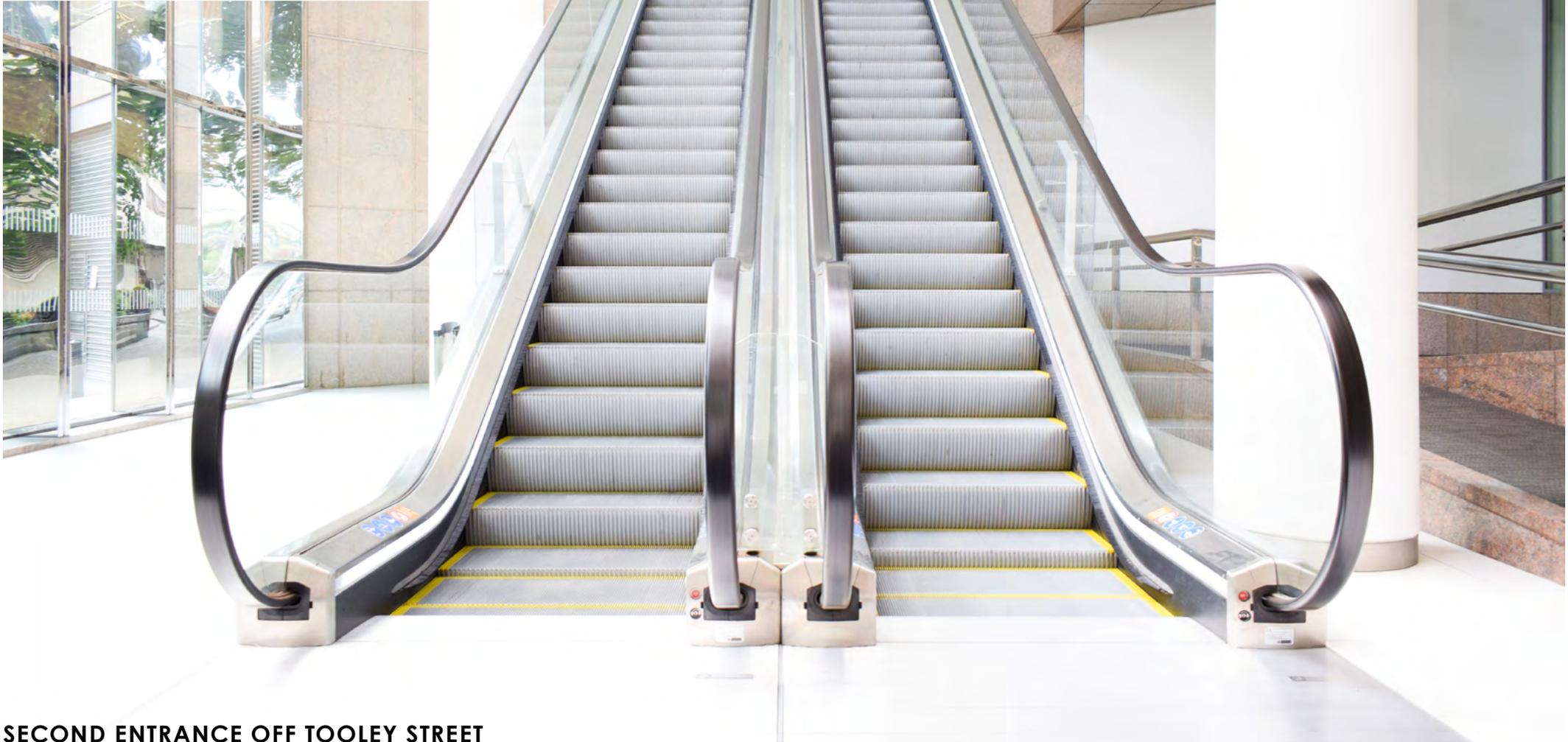
NO.1 LONDON BRIDGE  
LONDON SE1  
RIVERSIDE OFFICES TO LET  
2<sup>ND</sup> FLOOR  
9,855 SQ FT





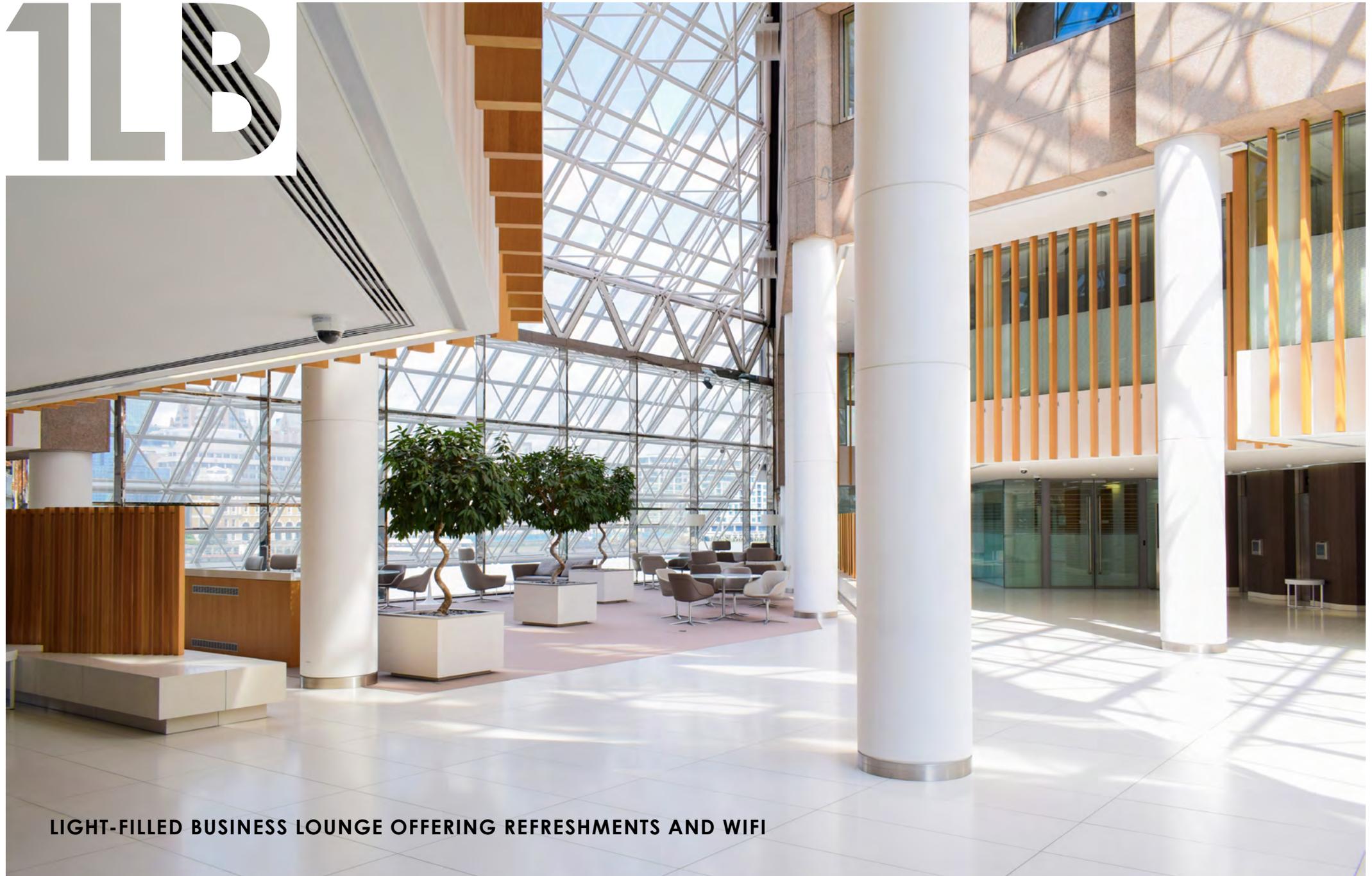
**ENTRANCE OFF LONDON BRIDGE**

# 11B



SECOND ENTRANCE OFF TOOLEY STREET

# TLB



**LIGHT-FILLED BUSINESS LOUNGE OFFERING REFRESHMENTS AND WIFI**



**TLB**

**The 2nd floor has recently been refurbished to a CAT A specification and benefits from exceptional levels of natural light and river views.**



11B

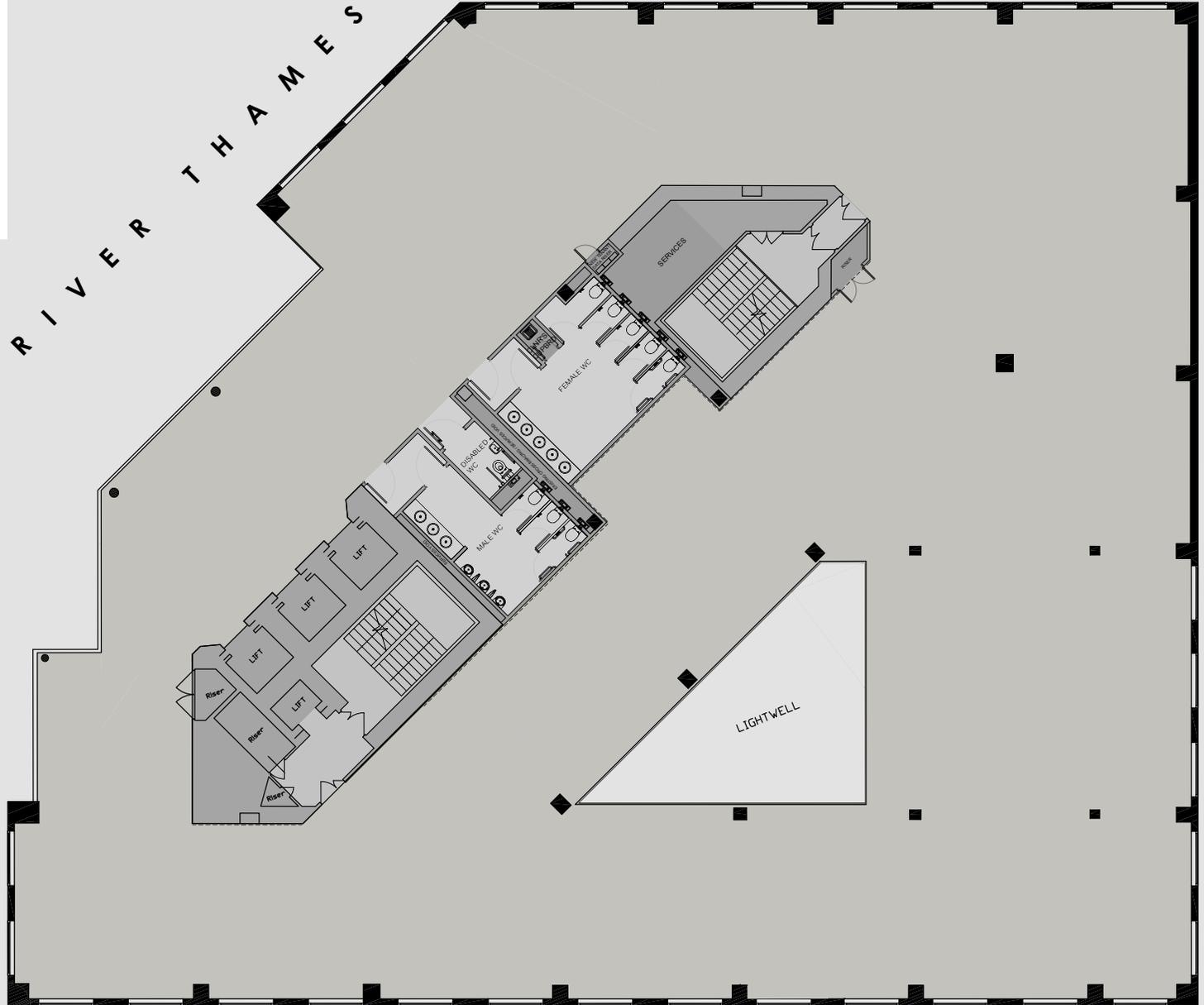
Floors	Area (sq ft)	Area (sq m)
2ndFloor	9,855	916

- 
- Metal plank suspended ceiling
  - Raised floors
  - Manned reception
  - Business lounge
  - Bike storage
  - Showers
  - 24 hour access
  - EPC D

# TLB

# 1LB

R I V E R T H A M E S



F L O O R P L A N

9,855 SQ FT

916 SQ M

Click on plan for 3D tour.

# 1LB

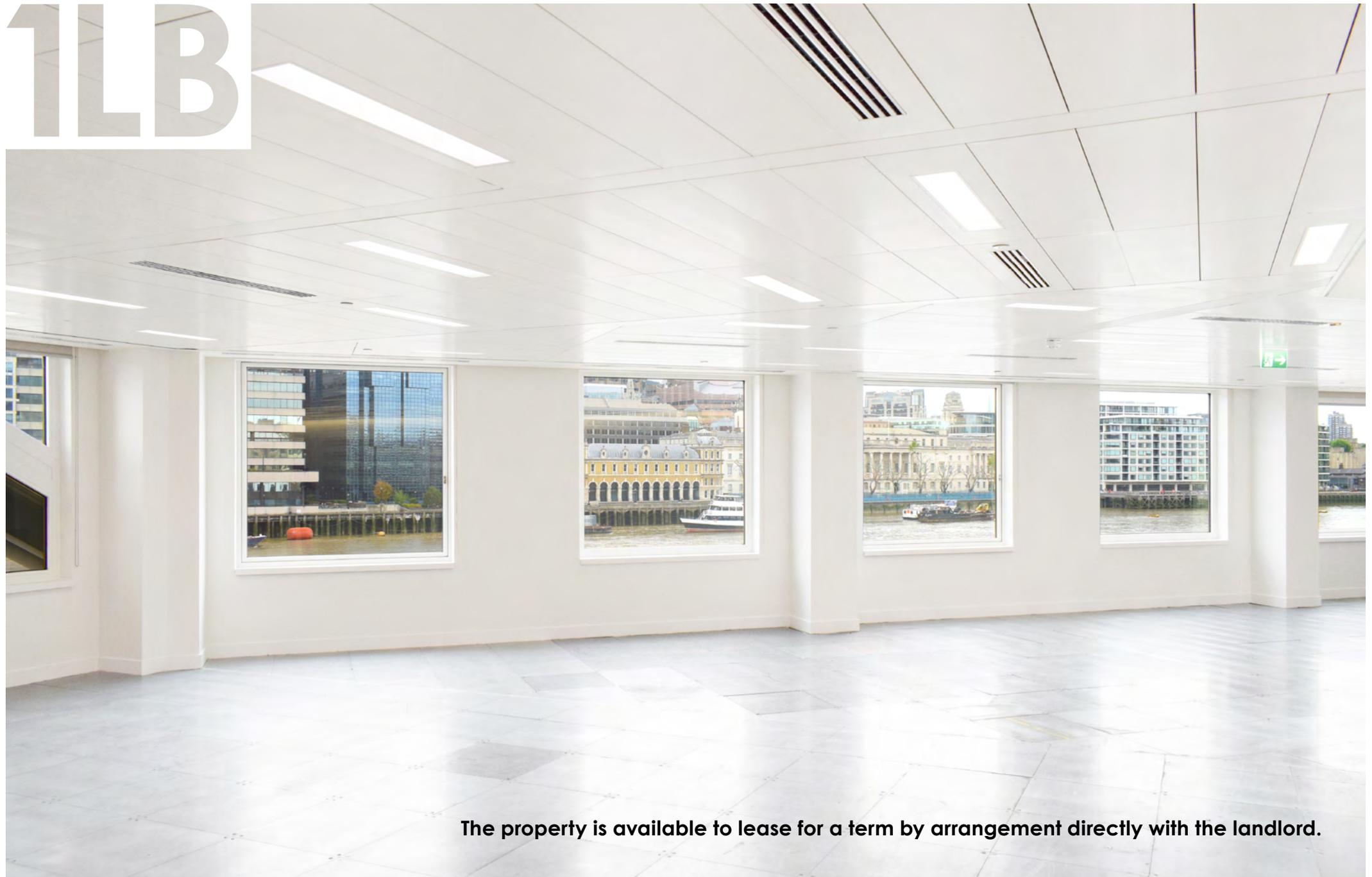


## SAMPLE LAYOUT

meeting rooms	4
head count	108

Click on plan for 3D tour.

# 1LB



**The property is available to lease for a term by arrangement directly with the landlord.**

The property's waterside location offers stunning river views to the north.



**TLB**



# TLB

Costs	Per sq ft exclusive
Rent	£67.50
Rates	c.£18.00
Service Charge & Estate Charge	£16.16



**TLB**

1LB



SHOWERS AND LOCKERS ON THE GROUND FLOOR

# 1LB



The property is part of the London Bridge City estate and is located on the south bank of the River Thames on the eastern side of London Bridge. The property can be accessed from both the River walk and Tooley Street.

Nearby London Bridge Station offers excellent connectivity via National Rail, Thameslink and London Underground Jubilee and Northern Line services.

# TLB

**Viewing strictly by appointment through  
sole agents Cushman & Wakefield:**

**JAMES TAYLOR**  
**+44 (0)20 7152 5166**  
**[james.taylor@cushwake.com](mailto:james.taylor@cushwake.com)**

**TOM FAYERS**  
**+44 (0)20 3296 4226**  
**[tom.fayers@cushwake.com](mailto:tom.fayers@cushwake.com)**

**TIM PLUMBE**  
**+44 (0)20 3296 2004**  
**[tim.plumbe@cushwake.com](mailto:tim.plumbe@cushwake.com)**

**HECTOR MACNEAL**  
**+44 0(20) 7152 5102**  
**[hector.macneal@cushwake.com](mailto:hector.macneal@cushwake.com)**



**[cushmanwakefield.com](https://cushmanwakefield.com)**

Cushman & Wakefield copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.