

### SUBJECT TO CONTRACT

#### Location

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.

#### Description

The 2<sup>nd</sup> floor is due to be refurbished to CAT A specification in Q4 2019

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

#### Specification and Amenities

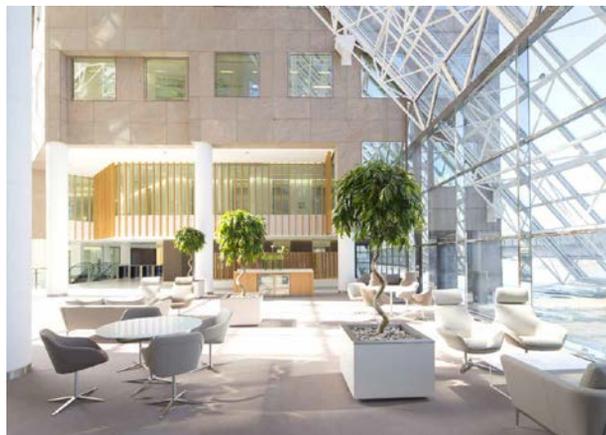
- Metal plank suspended ceiling
- Raised floors
- Manned reception
- Business lounge
- Bike storage and showers
- 24 hour access
- EPC D

#### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

#### Lease

For a term by arrangement directly from the Landlord  
Available Q4 2019



Costs	Per sq ft exclusive
Rent	Upon Application
Rates	c.£18.00
Service Charge and Estate Charge	£16.16

Floors	Area (sq ft)	Area (sq m)
2 <sup>nd</sup> Floor	9,855	916
<b>TOTAL</b>	<b>9,855</b>	<b>916</b>

For more information, contact:

**Tim Plumbe**

+44 (0)20 3296 2005

[tim.plumbe@cushwake.com](mailto:tim.plumbe@cushwake.com)

**James Taylor**

+44 (0)20 7152 5166

[james.taylor@cushwake.com](mailto:james.taylor@cushwake.com)

**Tom Fayers**

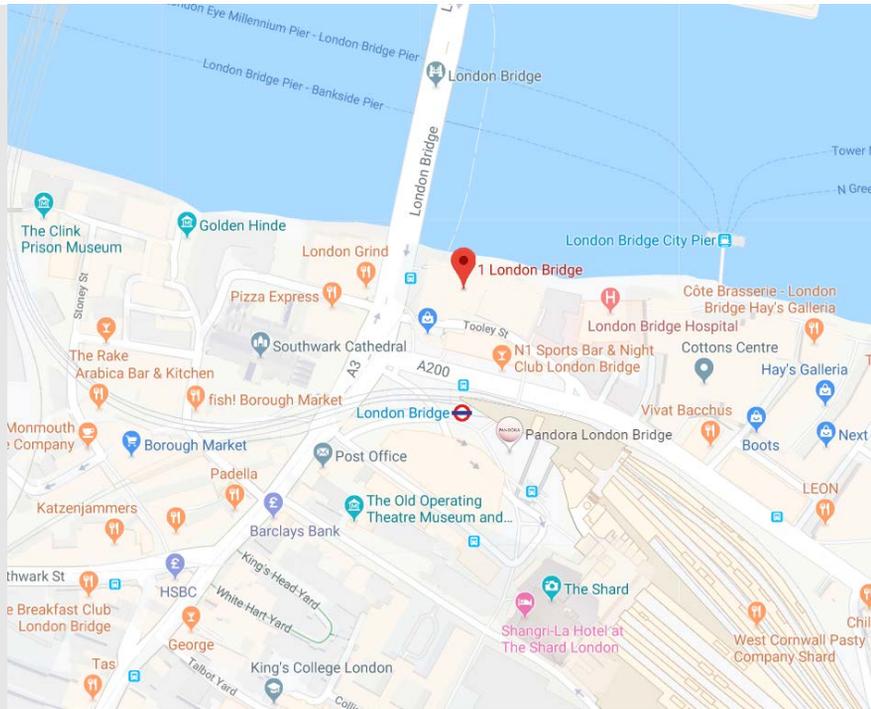
+44 (0)20 3296 4226

[tom.fayers@cushwake.com](mailto:tom.fayers@cushwake.com)

**Hector MacNeal**

+44 (0)20 7152 5102

[hector.macneal@cushwake.com](mailto:hector.macneal@cushwake.com)



### 2<sup>nd</sup> Floor Plan

*River Thames*

