

LONDON BRIDGE STATION SE1  
UNITS 54, 55, 56, & 57  
ST THOMAS STREET

**A1/A3/A4/A5 AFFORDABLE UNITS**  
AVAILABLE TO SME'S AND LOCAL  
BUSINESSES



## DESCRIPTION

The proposed units form part of the London Bridge Station redevelopment and are located on St Thomas Street, adjacent to the main entrance to the newly refurbished London Bridge Railway Station (up to 60 million passengers per annum). The units are close to the junction with Bermondsey Street, an established retail and café pitch for independent operators.

Units 54 - 57 form part of a redevelopment of 6 units which will be available for Small and Medium Sized Enterprises and local businesses on discounted terms as part of a S106 agreement. Units 58 and 59 are expected to open in Winter 2016/2017.

## ACCOMMODATION

The proposed accommodation forms part of the London Bridge Station redevelopment and comprises four retail/restaurant units. The units will be handed over in shell condition with capped off services and glazed shop fronts. The proposed areas are set out below:

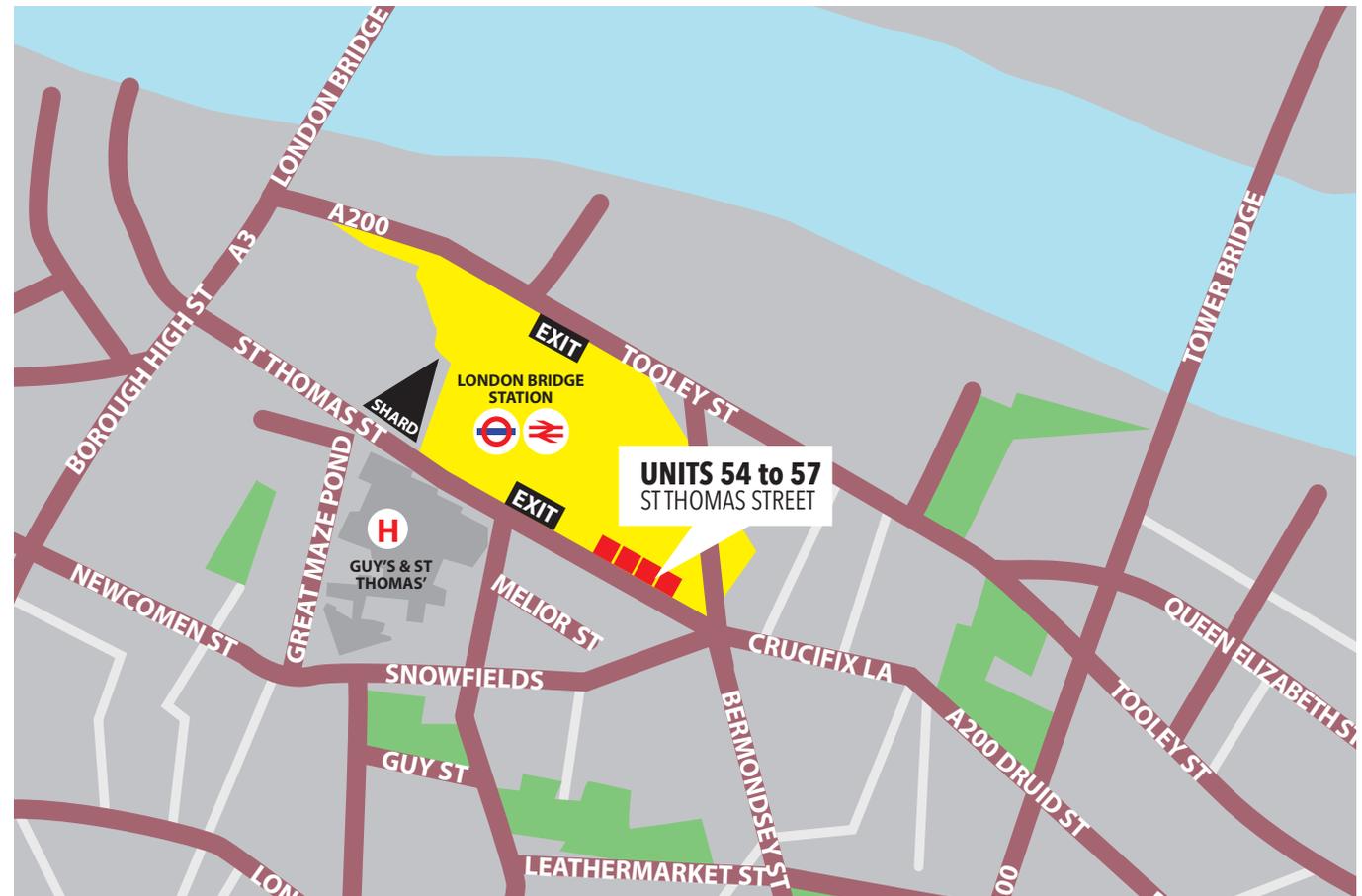
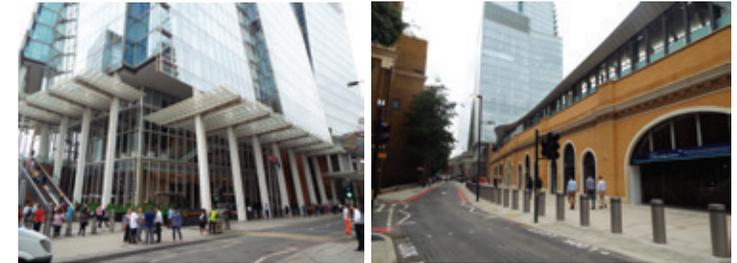
UNIT	AREA (SQ FT)	AREA (SQ M)
SU54	1,167	108.4
SU55	1,001	93.0
SU56	1,195	111.0
SU57	1,195	111.0

## LEASE TERMS

The properties are to be let on new effectively full repairing and insuring leases, contracted outside the Landlord and Tenant Act 1954, for a term of five years subject to standard Network Rail break clauses.

## QUALIFYING OCCUPIERS

The units are subject to a S106 agreement with London Borough of Southwark, whereby the units are offered at a discount to Open Market Value. To qualify tenants must be a Small or Medium Sized Enterprise (employing fewer than 250 people and with turnover not in excess of €50 million) or a 'Start-Up' company. Those tenants already based in the borough must not have more than 3 other trading units in the borough.



## RENT

The qualifying tenant benefits from a S.106 agreement discounting the open market rent over the five years of the term as follows:

UNIT	OMV	Year 1 Rent	Year 2 Rent	Year 3 Rent	Year 4 Rent	Year 5 Rent
% of OMV	100%	50%	60%	60%	60%	70%
<b>SU54</b>	£140,040	£70,020	£84,024	£84,024	£84,024	£98,028
<b>SU55</b>	£120,120	£60,060	£72,072	£72,072	£72,072	£84,084
<b>SU56</b>	£143,400	£71,700	£86,040	£86,040	£86,040	£100,380
<b>SU57</b>	£143,400	£71,700	£86,040	£86,040	£86,040	£100,380

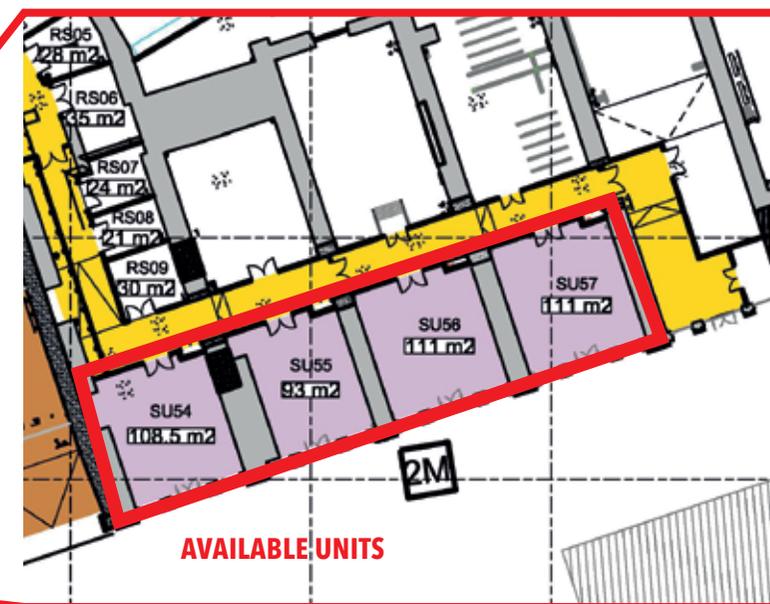
Offers are invited for the Open Market Values of each unit, subject to the above discounts.

## AVAILABILITY

The units will be handed over in January 2018.

## PLANNING

Units have the benefit of A1, A3, A4 and A5 planning consent.



## EPC

Energy Performance Certificates are available upon request.

## LEGAL COSTS

The tenant will be expected to make a contribution towards the legal fees. Further details available upon application.

## VAT

All figures referred to are exclusive of VAT (if applicable).

## BUSINESS RATES

The premises have not yet been assessed for rating purposes.

## SERVICE CHARGE

Years 1-3 - £12.00 per sq ft  
Years 4 & 5 - £14.00 per sq ft.



## VIEWING

Strictly by appointment through the sole agents  
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