

# To Let

## Office 3,470 sq ft NIA

Two London Bridge, London Bridge, London, Greater London, SE1 9RA



### Summary

- Located with 100 meters of London Bridge Station, this suite provides fantastic direct views over the River Thames
- Type: Office
- Tenure: To Let
- Size: 3,470 sq ft NIA
- Rent: Available on Request

### Highlights

- Excellent communication links
- Manned reception
- On-site services
- Impressive River Views

## Location

The building is located immediately adjacent to London Bridge and the suite overlooks the River Thames. The entrance to London Bridge Station is approximately 100 meters walk.

## Situation & Accommodation

The building occupies an island site with London Bridge to the east, the River Thames to the north and Montague Close to the south. The property benefits from direct frontage onto the River Thames along the northern elevation.

The principal frontage and entrance of the building is on London Bridge, with over 40 metres of frontage to this major route across the River Thames providing the Southbank with exceptional access to the core of the City of London. London Bridge station is 100m away. Bank, Monument and Blackfriars are within 1,000m. The area is also served by multiple bus routes and The River Thames Clipper boat service.

The building provides 51,977 sq ft (4,828.7 sq m) of modern office and ancillary accommodation arranged over basement, ground and five upper floors and is split into two distinctive sections on either side of a central core.

The western part of the building comprises a striking, contemporary design of concrete frame construction with an impressive full height glass and steel façade, complementing the period style of the eastern section. The floor plates are arranged around a large central atrium.

## Availability

Part 2nd floor suite of circa 3,470 sq ft.

## Terms

The accommodation is available by way of an assignment of the existing lease to expire August 2022, a sublease or a surrender and new lease subject to Landlord's consent.

## Viewings

Strictly by appointment by the sole agents.

## Amenities

- 24 hour access
- Kitchenette
- Air-Conditioning
- Floor to ceiling glazing
- Raised floors
- Manned reception
- LG7 lighting
- Double height reception
- Bike Storage

## Energy Performance Rating

This property has been graded as 61(C).

## Rent

Available on Request

## Business Rates

Rates Payable: £20 per sq ft

## Service Charge

£14 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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