

Montague Close, London, SE1 9DA

New A3 Opportunity in heart of London Bridge

Location

The property is situated in a prime position in London Bridge, on Montague Close. Situated along the River Thames moments from the famous Borough Market and London Bridge Station which sees 75 million passengers using it each year.

The new restaurant benefits from a prominent corner position, with extensive glazing and consists of 4,581 sq ft NIA on ground floor only.

Nearby occupiers include **London Grind, Hawksmoor, Roast, Arabica, Honest Burger** and **Barrafina**.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor	4,581	425.59

Lease Terms

The premises are available by way of a new effectively full repairing and insuring lease, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Availability

The property is available now and will be provided in developer's shell with capped off services.

Rent

£220,000 per annum

exclusive of rates, service charge and VAT (if applicable).

EPC

This property has been graded as 98 D.



Viewing & Further Information

Viewing is strictly by appointment with:

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Joint Agents

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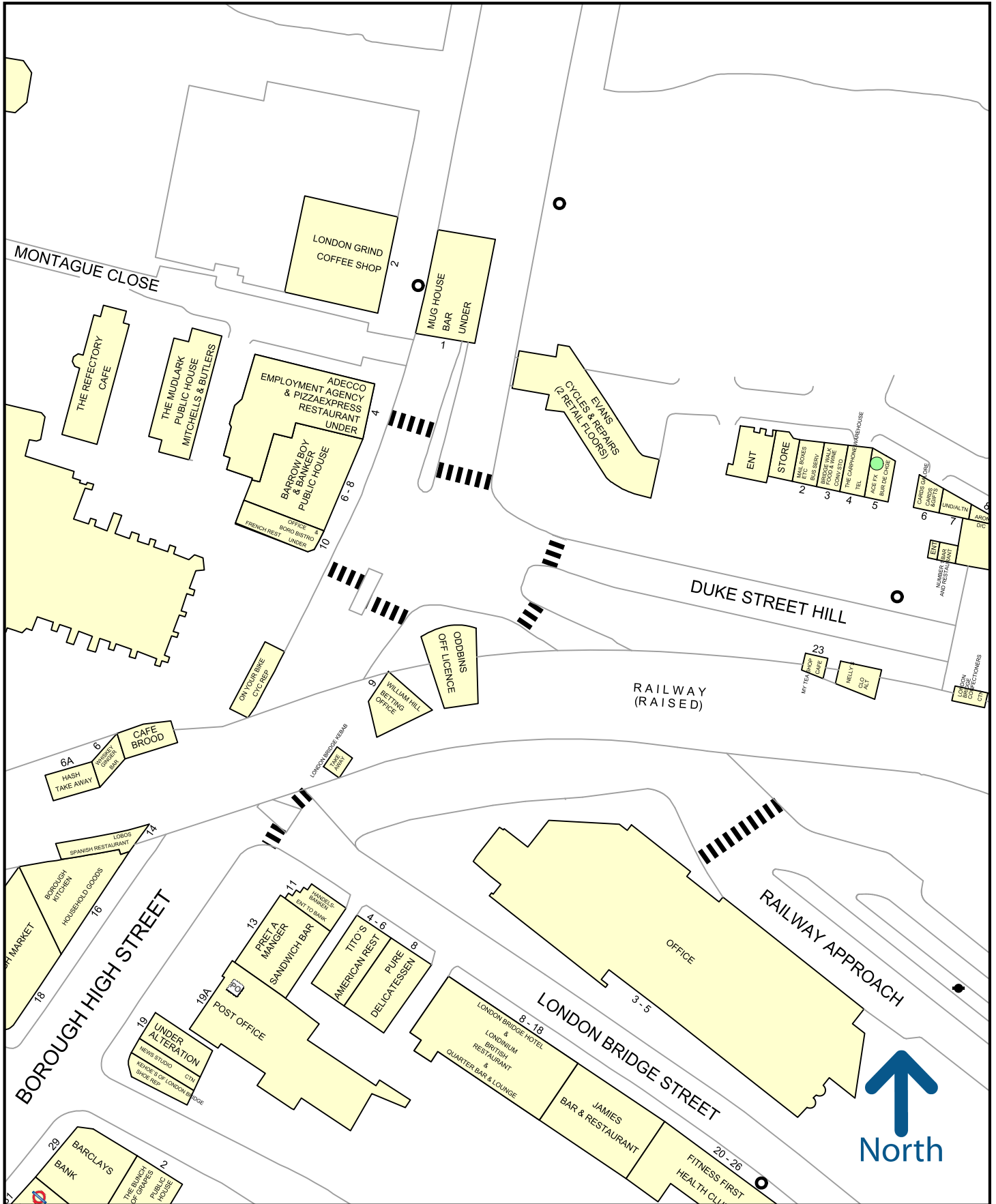
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