

# CONTEMPORARY COMMERCIAL SPACE TO LET

868 SQ FT (81 SQ M)

**KALMARs**

COMMERCIAL

020 7403 0600



21-23 CROSBY ROW, LONDON, GREATER LONDON, SE1 3YD

## LOCATION:

Situated on Crosby Row, a mere 350m from London Bridge Station, the property is located in one of London's most vibrant and evolving districts. The area boasts an array of stylish bars and restaurants, offering easy access to renowned lunchtime destinations such as Borough Market, Bermondsey Street, Flat Iron Square, and the Tabard Street food market.

## DESCRIPTION:

Available immediately on a new lease from the landlord, this office. Situated on the ground floor the space opens to a large open-plan space and two separate offices/meeting rooms. Other features include kitchenette and wc/shower, resin flooring, led lighting and natural light on two sides.





**SIZE: 868 Sq Ft (81 Sq M)**



**RENT: £39,000 per annum.**



**COSTS:**

VAT: VAT is payable on the rent and service charge.

SERVICE CHARGE: c. £5,400 (2026)

RATES PAYABLE: £13,608 (2026/27)

LEGAL COSTS: Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.

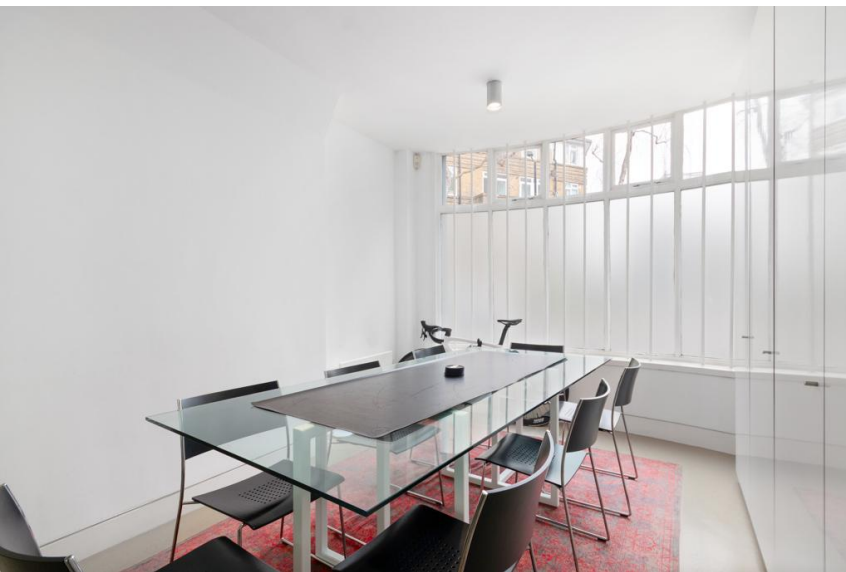


**CONTACT:**

Joel Dela Cruz

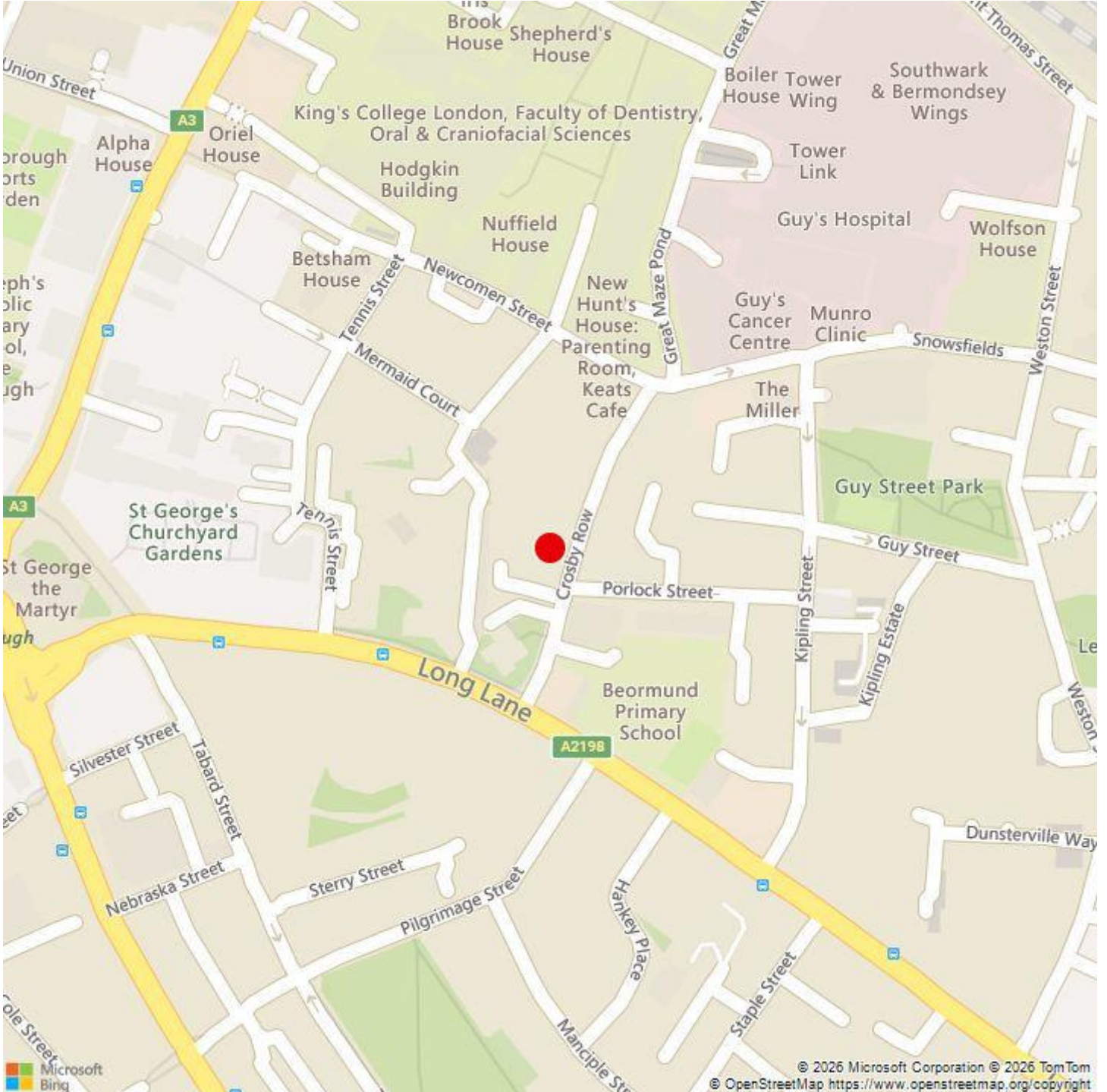
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## FLOOR PLAN

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E r r o r ! F i l e n a m e n o t s p e c i f i e d .