



81 Southwark Street

Bankside

SE1 0HX

Fitted & furnished workspace available in the heart of Southwark.

Available by way of traditional leases or fully managed, fitted, furnished and work ready.

973 - 3,085 sq ft available across three floors.

Internal Workspace

Fully Fitted 

Furnished 

Meeting Room Facilities 

Teapoint / Kitchens 

Breakout Areas 

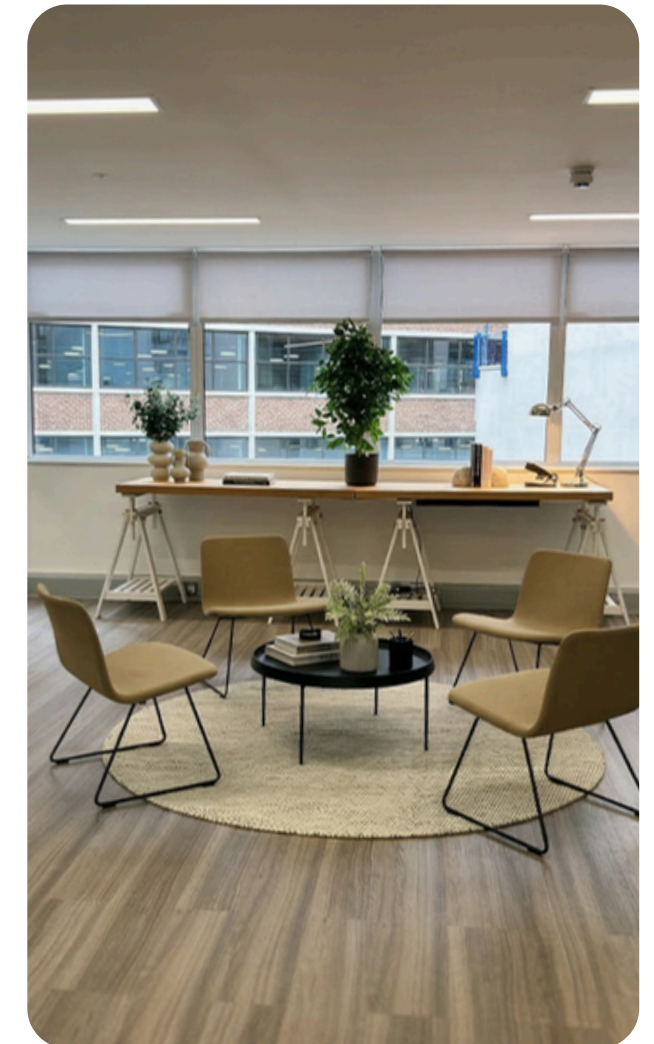


Amenities

- Fully fitted & furnished floor
- 12 Desks & chairs
- Meeting room facilities
- Breakout areas
- Kitchen
- Air-conditioning



Property Description



The third floor at 81 Southwark Street offers a high-quality, fully fitted office environment designed for immediate occupation. This recently refurbished space benefits from excellent natural light through expansive windows and a clean, modern aesthetic. The fitout features a thoughtful mix of open-plan desking, a dedicated meeting room, and a stylish kitchenette with a breakout area.

The furniture in place is contemporary and functional, including ergonomic task chairs and spacious white workstations. The breakout zones are furnished with a mix of comfortable sofas and design-led timber chairs, complemented by minimalist coffee tables. Practical amenities within the building include a modern passenger lift, secure cycle storage, and shower facilities, providing a comprehensive workspace solution in the heart of Bankside.

Location

81 Southwark Street is situated in the vibrant cultural district of Bankside, a sought-after area known for its blend of historic charm and modern commerce. The building is a short walk from the world-famous Borough Market, offering an unparalleled selection of artisanal food and dining options. Local favorites such as Caravan Bankside, The Table Café, and Lantana are all within the immediate vicinity, alongside cultural landmarks like the Tate Modern and the Southbank riverfront.

The property is exceptionally well-connected, with several major transport hubs within walking distance:

Southwark Station: 6 minute walk (Jubilee Line)

London Bridge Station: 9 minute walk (Jubilee and Northern Lines, plus National Rail)

Borough Station: 9 minute walk (Northern Line)

Blackfriars Station: 10 minute walk (District and Circle Lines, plus Thameslink services)

Waterloo Station: 12 minute walk (Jubilee, Northern, Bakerloo, and Waterloo & City Lines, National Rail links)

For those commuting by bike, the building is conveniently located adjacent to the North-South Cycle Superhighway.



Traditional lease

A traditional full repairing and insuring (FRI) lease means that, in addition to your rent, you are fully responsible for all ongoing maintenance, repairs, and the building's insurance costs.



Floor/unit	Size sq ft	Rent per sq ft	Service charge per sq ft	Business rates per sq ft	Total per year
3rd	1,056	£45.00	£19.00	£19.27	£87,933.12
2nd	973	£45.00	£19.00	£19.27	£81,021.71
1st	1,056	£45.00	£19.00	£19.27	£87,933.12
Total	3,085	£45.00	£19.00	£19.27	£256,887.95

Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



Floor/unit	Size sq ft	Inclusive rent per month	Including rent per year
3rd	1,056	£12,760.00	£153,120.00
2nd	973	£11,760.00	£141,120.00
1st	1,056	£12,760.00	£153,120.00
Total	3,085	£37,280.00	£447,360.00

What's included

Within a managed lease, the landlord looks after you, your team and your space.

All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



Key services	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

Want to arrange a viewing?



Ralph Dorey
ralph@beemre.co.uk
07866 742 263

Oliver Jay
oliver@beemre.co.uk
07903 714 187

Nigel Wallnöfer
nigel@beemre.co.uk
07773 375 718

Harriet De Freitas
harriet.defreitas@avisonyoung.com
07940516827

Charles Henry
charles.henry@avisonyoung.com
07442 485 123

Mekdes Kiefe
mekdes.kiefe@avisonyoung.com
0782 355 1498

