

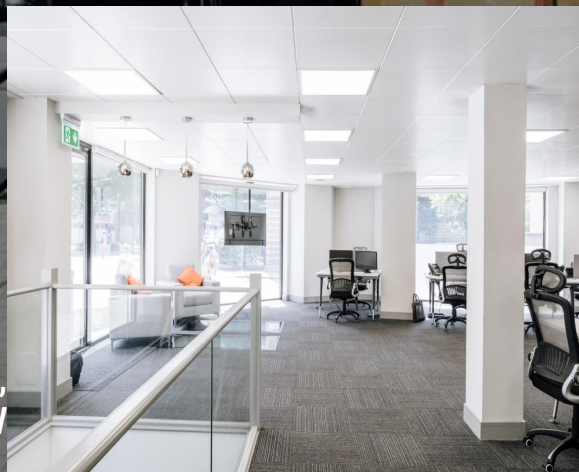
FIELD & SONS

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Unit 5, 109-115 Blackfriars Road,
London, SE1 8HW



**Unit 5, 109-115
Blackfriars Road**

Office/E-Class

2,511 sq ft | 233.27 sq m

Ground & lower ground office/E-Class To Let

Unit 5, 109-115 Blackfriars Road

Self contained Ground & Lower Ground Floor Office / E Class

Location

Located in the revitalised Bankside area, the property occupies a prominent corner on Blackfriars Road and Webber Street. It benefits from excellent transport connections, with Waterloo (Mainline, Jubilee, Northern, Bakerloo), Southwark (Jubilee), Borough (Northern) and London Bridge stations all within a short walk.

The surrounding area is a lively mix of offices, retail, leisure and residential developments. Nearby occupiers include Pret, Tesco, Sainsbury's and Costa, alongside major Bankside attractions such as Tate Modern and the Millennium Bridge.

Description

A modern, fully refurbished, self-contained corner premises offering flexible E-class space across two floors. The prominent street frontage has high footfall so of interest to a wide range of occupiers from office, retail and medical providers with it featuring an attractive return frontage, open-plan office accommodation, two meeting rooms, two kitchens, four WCs and two secured parking space.

Total floor area: 2,511 sq ft (233.27 sq m).



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Self contained Ground & Lower Ground Floor Office / E Class

Amenities

- Air Conditioning
- LED panel lighting
- Fibre optic broadband
- Fully carpeted
- 2 Meeting rooms / offices in lower ground
- Ground floor call booths
- Prominent self-contained corner return frontage
- 2 x fully equipped kitchens on either floors
- 4 WC's, 1 Shower
- Security alarm
- 2 Secured parking spaces.

Business rates

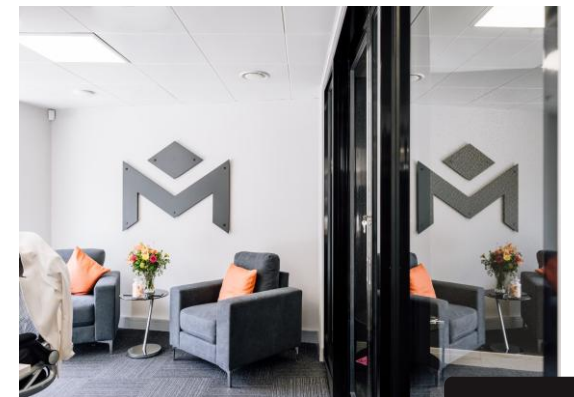
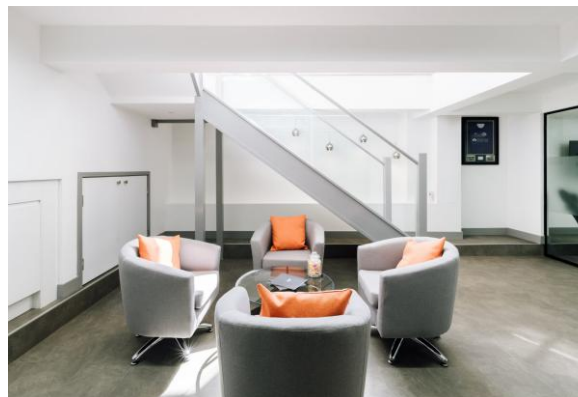
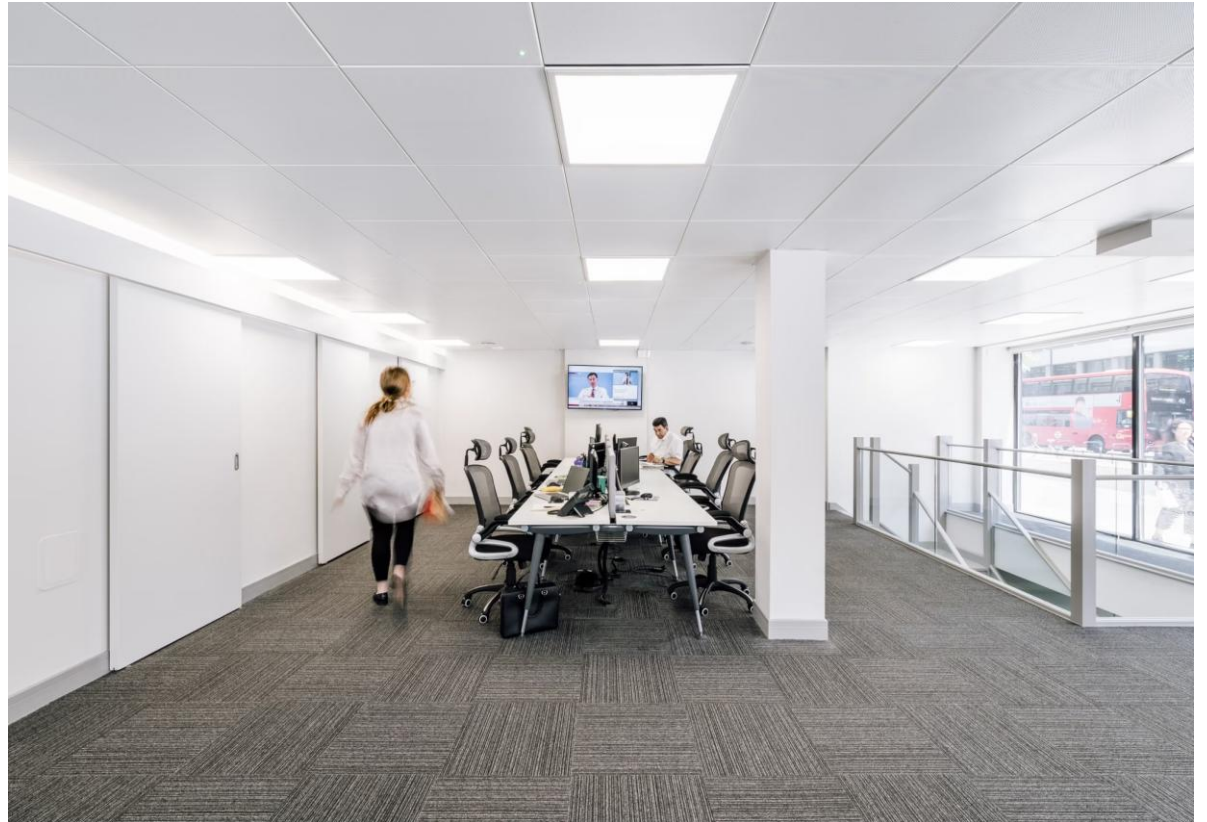
The rates payable for the year 2026/27 are approx. £27,360. (The rateable value being £57,000)

Service charge

Currently approx. £6,000 per annum.

Energy performance

EPC Asset Rating = Band D.



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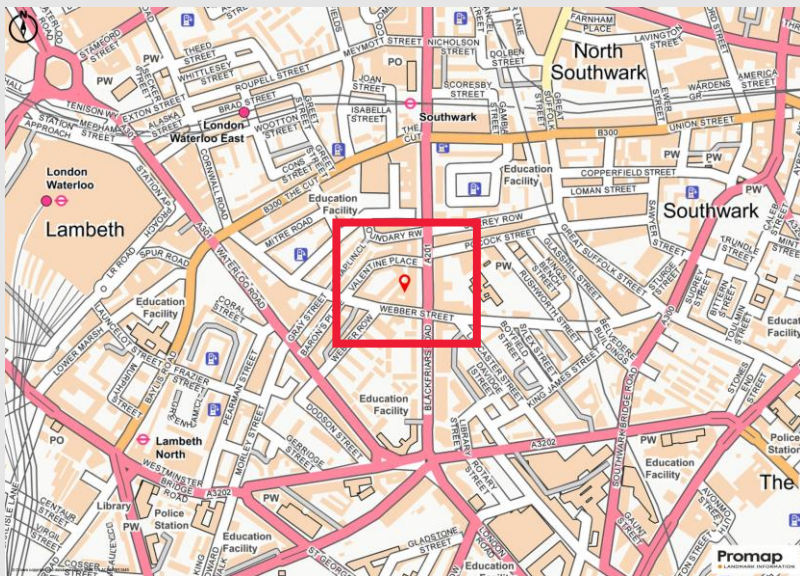
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Terms

New direct lease on terms by negotiation.

Rent

£100,000 per annum, exclusive of all outgoings.



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