

**OFFICE SUITES TO LET
WITH SUPERB NATURAL LIGHT & VIEWS**

CGI – Indicative showing planned refurbishment



FIFTH FLOOR

1,917 Sq. ft

DESCRIPTION

50 Southwark Street is a very attractive former warehouse building providing high quality office space. It is located in the heart of South Bank within a short walk from London Bridge Station. The upper floors benefit from great natural light from front and back aspects. The fifth floor is configured in an open plan arrangement with a fitted meeting rooms and kitchenettes. The building has a passenger lift, showers, bike storage, showers and communal WCs. **FURNITURE CAN BE PROVIDED AS PER THE CGIs.**

LOCATION

The building is situated on the northern side of Southwark Street and is within a 5 minute walk of London Bridge Station, Borough Market and Southwark Bridge Road. There is a number of bars and restaurants within close proximity and is directly opposite Flat Iron Square.



50 SOUTHWARK STREET LONDON SE1 1UN

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AMENITIES

- Can be provided fully fitted and furnished
- VRV Comfort Cooling
- Bike Storage
- Video Entry System
- Recessed LED Lighting
- Superb transport links
- Showers
- Excellent Natural Light

TERMS

A new effective FRI lease direct with the Landlord for a term to be agreed

RENT

Floor	Size (sq ft)	Rent (per sq ft)	Rates (per sq ft)	Service Charge (per sq ft)	Availability
Fifth	1,917	£59.50	£17.00	£9.78	Now

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately.

Viewings by arrangement through joint sole agents, Noble Harris and Union Street Partners:

Matthew Noble

mnoble@nobleharris.co.uk

020 7291 6142

079 8099 1214

Noble Harris

Carl Dobrin

cdobrin@nobleharris.co.uk

020 7291 6141

075 4507 7959

Simon Smith

020 3757 8577
ss@unionstreetpartners.co.uk

Union Street Partners

Luke Austerberry

020 3757 8579
la@unionstreetpartners.co.uk