



## Office Unit To Let

### 136 Southwark Street, London, SE1 0SW

#### Location

Located at the western end of Southwark Street and close to the junction with Hopton Street. Walking distance to both London Bridge and Waterloo stations. Southwark station is approximately 5 minutes walk.

#### Tenure

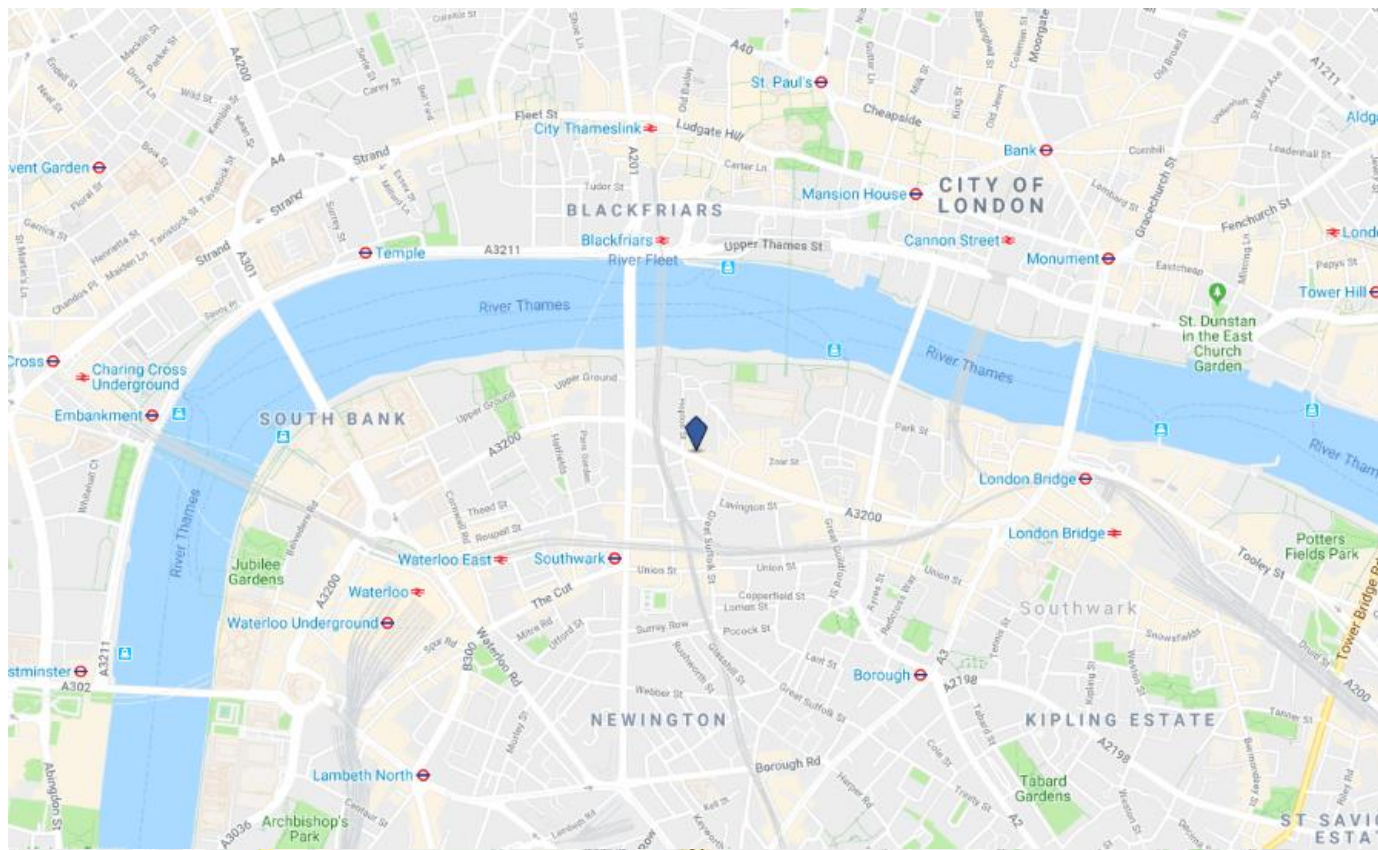
Available on a new Lease, for a minimum of three years on terms to be agreed.

#### Accommodation

Studio style offices arranged over the 2nd, 3rd and 4th floors of this attractive period property offering excellent light and good office specifications. Two floors offers open plan space with the third benefitting from a meeting room, kitchen and toilet facilities. The property is centrally located to all amenities of Southwark Street and within walking distance to three underground stations.

#### Size

2 <sup>nd</sup> Floor	473 sq.ft	43.9 sq.m
3 <sup>rd</sup> Floor	490 sq.ft	45.5 sq.m
4 <sup>th</sup> Floor	437 sq.ft	40.6 sq.m
Total	1,400 sq.ft	130 sq.m



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**Rent**

£63,000 per annum exclusive.

**Business Rates**

Rateable Value: £30,500

Rates Payable: £14,975

**Use**

B1 use permitted.

**Service Charge**

A nominal service charge to be applied plus insurance.

**EPC**

EPC rating of E (121)

**VAT**

To be confirmed.

**Contact**

Through Joint Agents:

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