

212 Tower Bridge Road SE1

NEW INSTRUCTION

2nd Floor – 520 sq ft

1st Floor – 762 sq ft

Total – 1,282 sq ft

**Warehouse Duplex –
available floor-by-floor
or as a whole**



LOCATION

The property is located on the east side of Tower Bridge Road, virtually at the junction of the bridge itself. London Bridge Station and Tower Hill Underground Station (district and circle lines) are both within walking distance.

The new 1 Tower Bridge development is opposite which provides a mixture of high end retail, leisure and a 900 seat theatre. The More London Estate is just a short walk from the property, offering a range of retail and leisure offerings.



CONTACT US

By appointment through joint agents:

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AVAILABILITY

FLOOR	SQ FT	SQ M	STATUS
2nd	520	48.32	Available
1st	762	70.83	Available
Total	1,282	119.15	



DESCRIPTION

Fully Refurbished offices comprising 1,282 sq ft overall arranged over first and second floors with excellent natural light. The floors are available on a floor by floor basis or as a whole.

AMENITIES

- Wooden Floors (on first floors)
- Demised W/Cs
- Perimeter Trunking
- New Exposed Services
- Fully fitted kitchenette
- Suspended Lighting
- Gas Central Heating

TERM: New lease direct from the Landlord. Outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

RENT: £43.50 per sq ft p.a.

RATES: £12.83 per sq ft p.a (19/20 est.)

S/CHARGE: £1.80 per sq ft p.a. (19/20 est.)

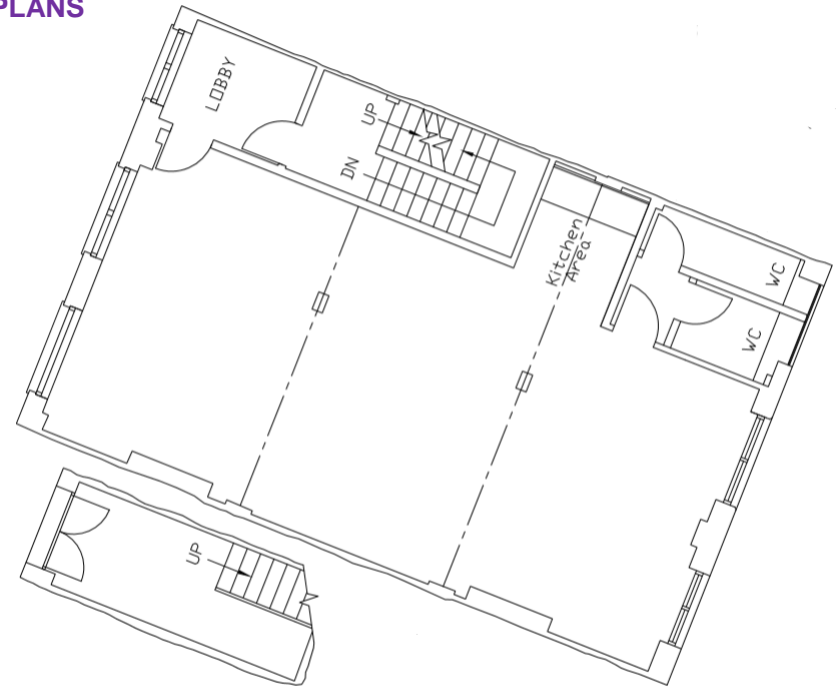
VAT: This property is not elected for VAT

EPC: C-54 (Full EPC available on request)

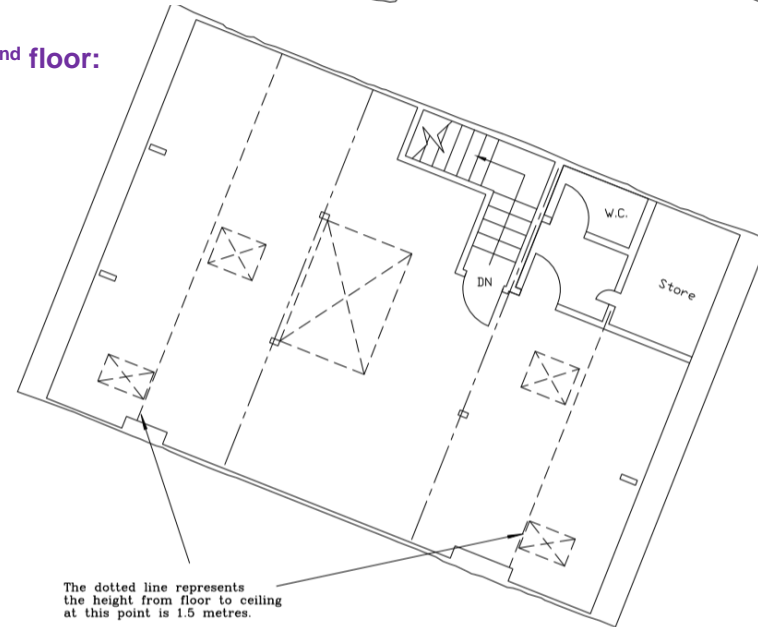


FLOOR PLANS

1st floor:



2nd floor:



The dotted line represents the height from floor to ceiling at this point is 1.5 metres.

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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