

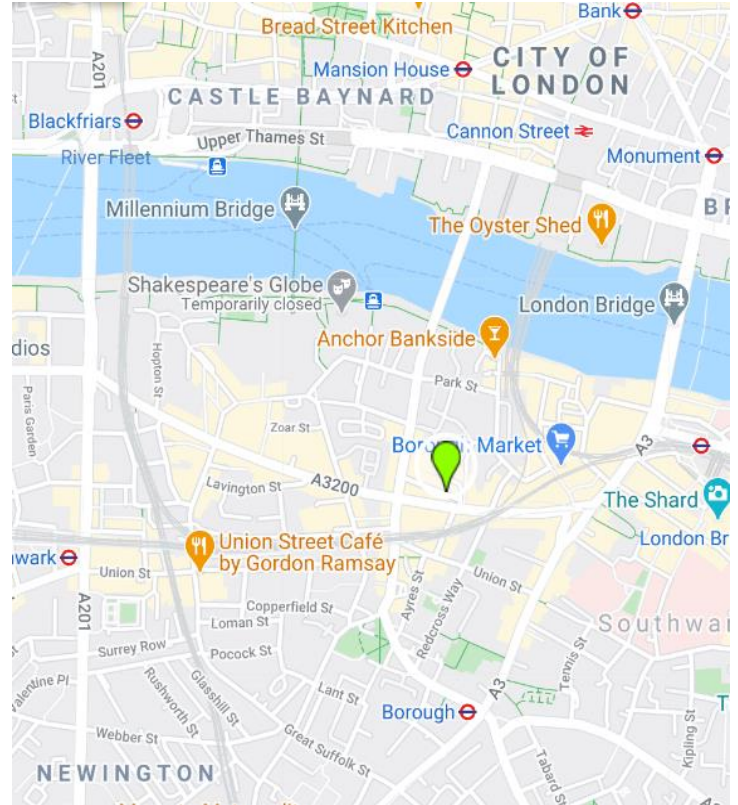


real estate advisers  
www.bbgregal.com

## Offices to Let 2,978 Sq ft

52 Thrale Street, SE1

*"Stunning warehouse conversion, a short walk from London Bridge Station"*



### Description

52 Thrale Street comprises self-contained media style office building arranged over 4 floors in a newly refurbished warehouse conversion. The upper floors offer spectacular views of The Shard against a foreground of Victorian Industrial Architecture.

### Floor Areas

FLOOR	SQ FT	SQ M	STATUS
2 <sup>nd</sup>	890	82.70	Available
1 <sup>st</sup>	811	75.31	Available
Ground	668	62.10	Available
Lower Ground	609	56.54	Available
<b>Total</b>	<b>2,978</b>	<b>276.65</b>	<b>Available*</b>

### Location

The property is located on the northern side of Thrale Street, opposite Flat Iron Square, one of Southbank's most trendy street food and market venues. There are excellent transport links via London Bridge Station (National Rail, Thames Link, Northern Line and Jubilee Line) and Borough Station (Northern Line, both within short walking distance).

Contact us BBG Real Estate Advisors or joint agents Union Street Partners

*Only available as a whole\**



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## Amenities *Virtual Tours Available on Request*

- Fully refurbished
- Self-contained with own front door
- New comfort cooling
- Original features
- Wooden flooring
- Perimeter trunking
- New W/Cs in lower ground floor
- New shower facilities
- Bike racks in secure yard

**TERMS:** A new lease for a term by arrangement directly from the Landlord to exclude the Security of Tenure Provisions of the Landlord and Tenant Act 1954, part 2 (as amended).

**RENT:** £62.50 per sq ft

**RATES:** £13.60 per sq ft

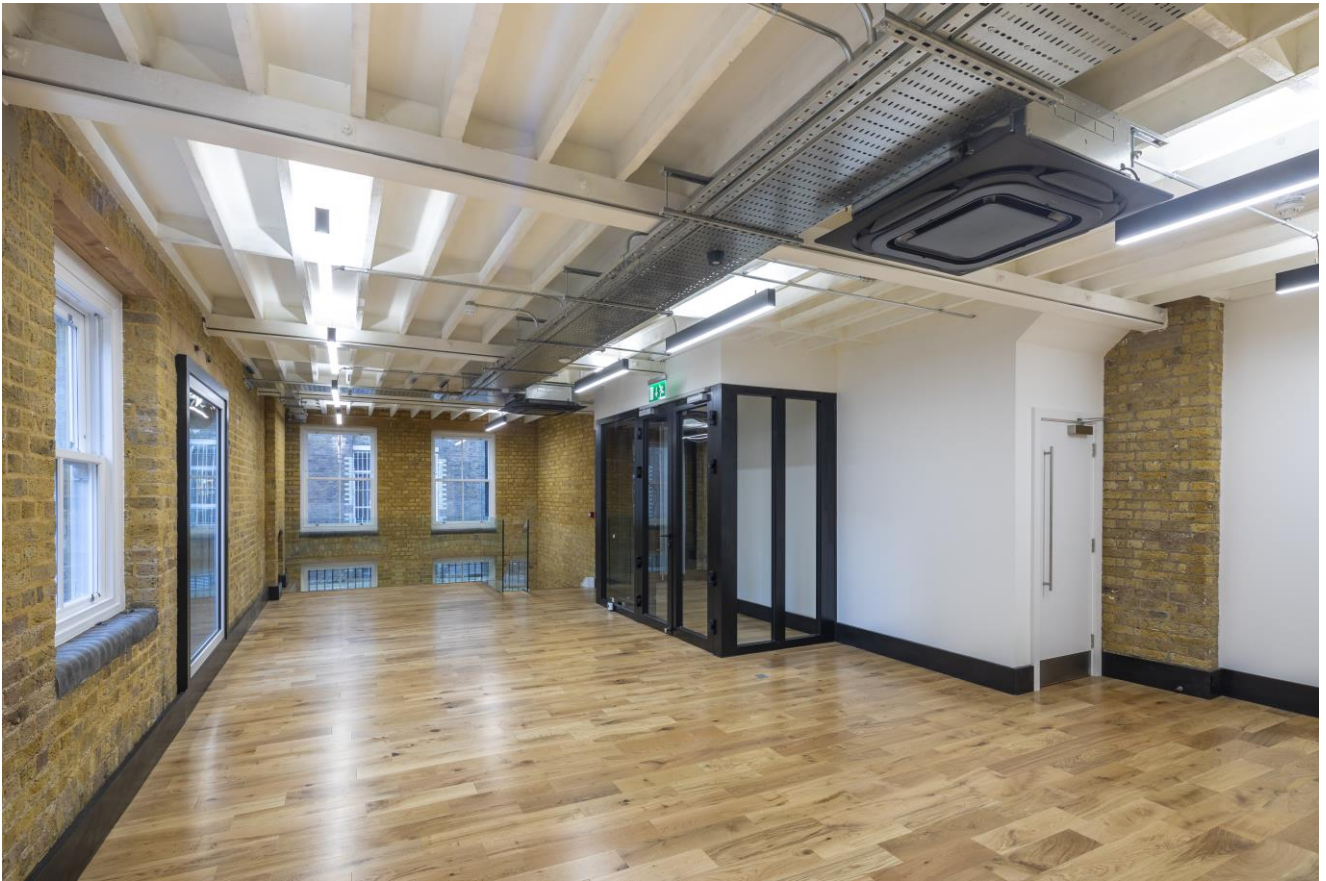
**VAT:** The property is elected for VAT purposes

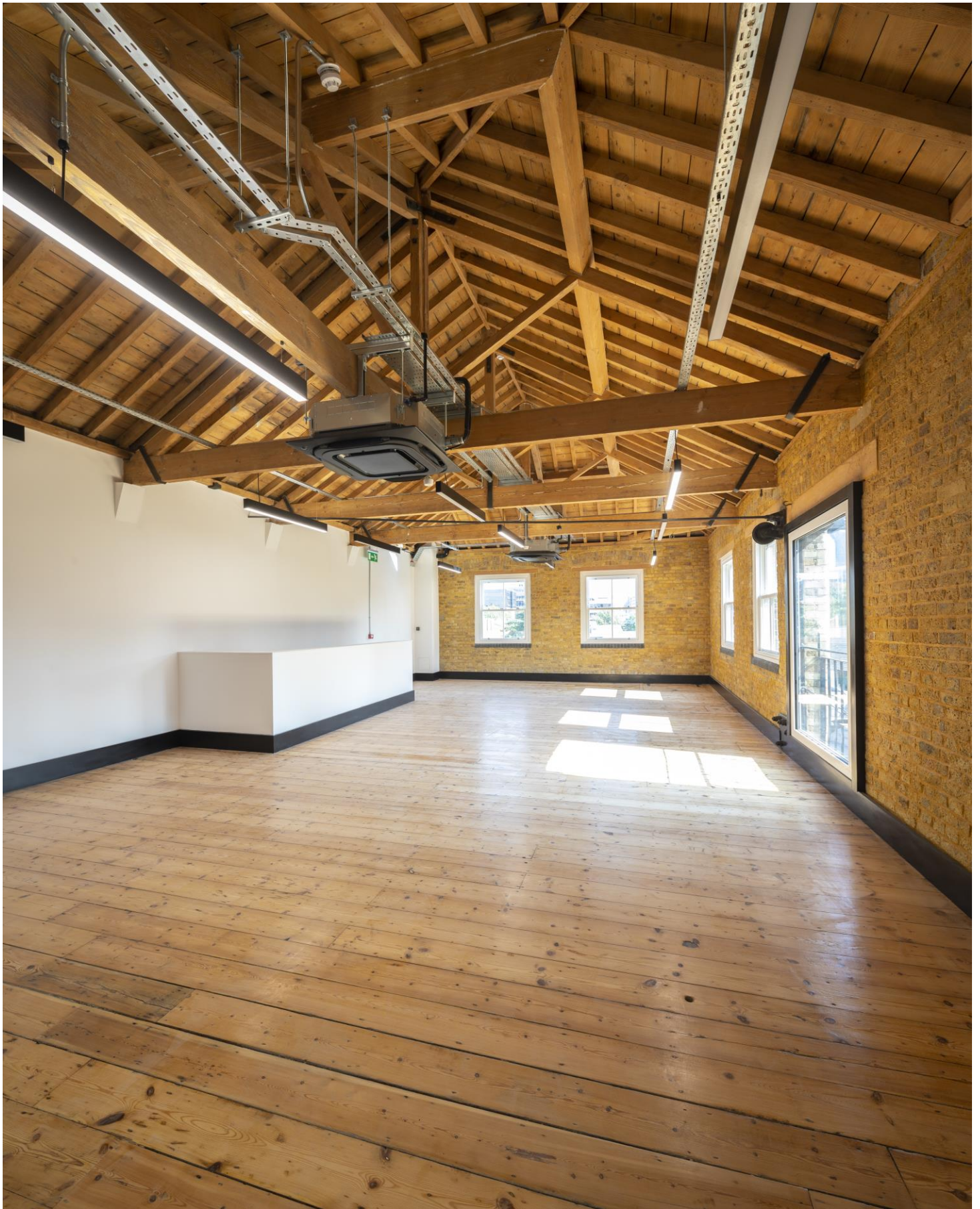
**EPC:** Available on request





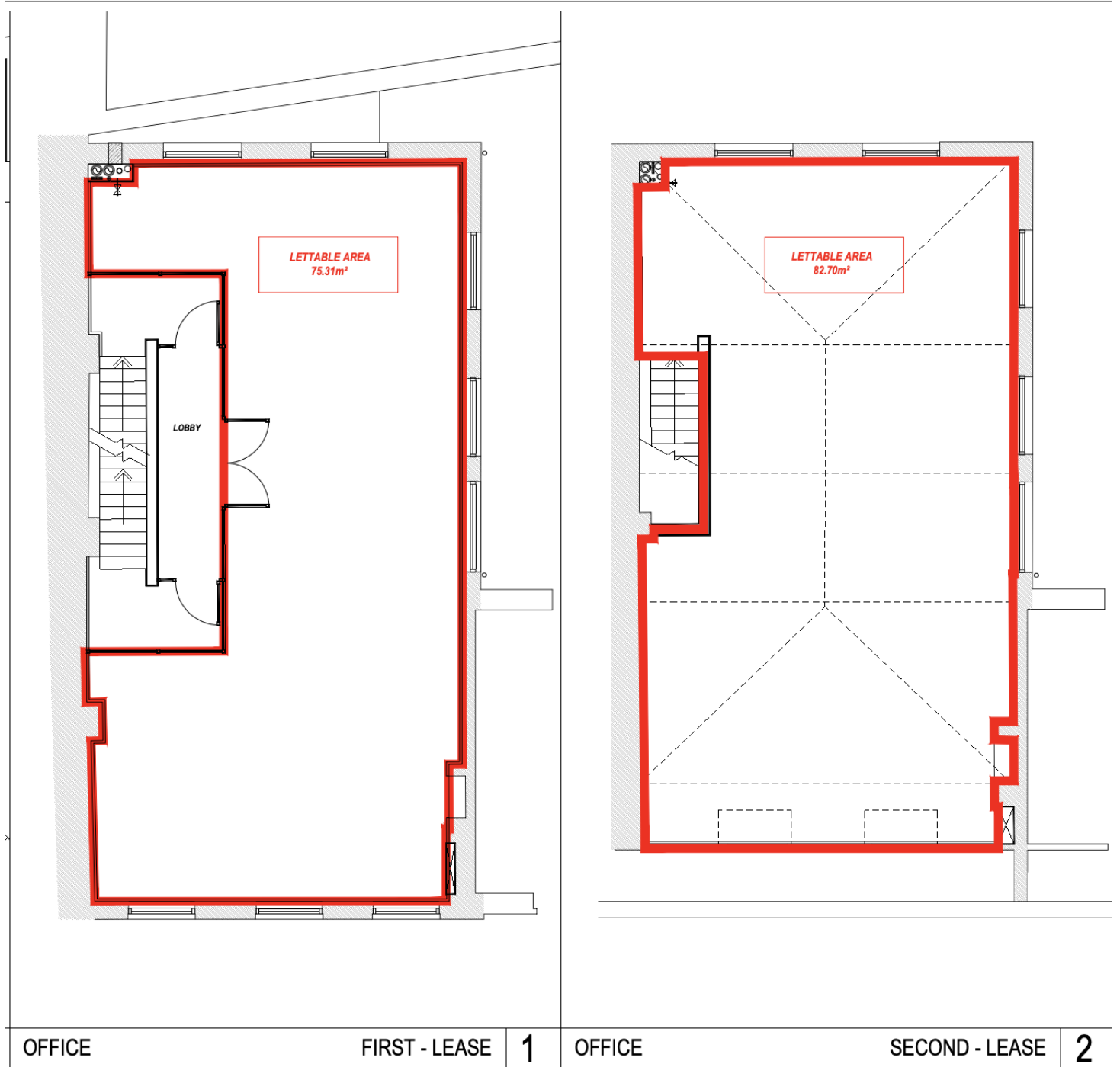








# Floor Plans



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