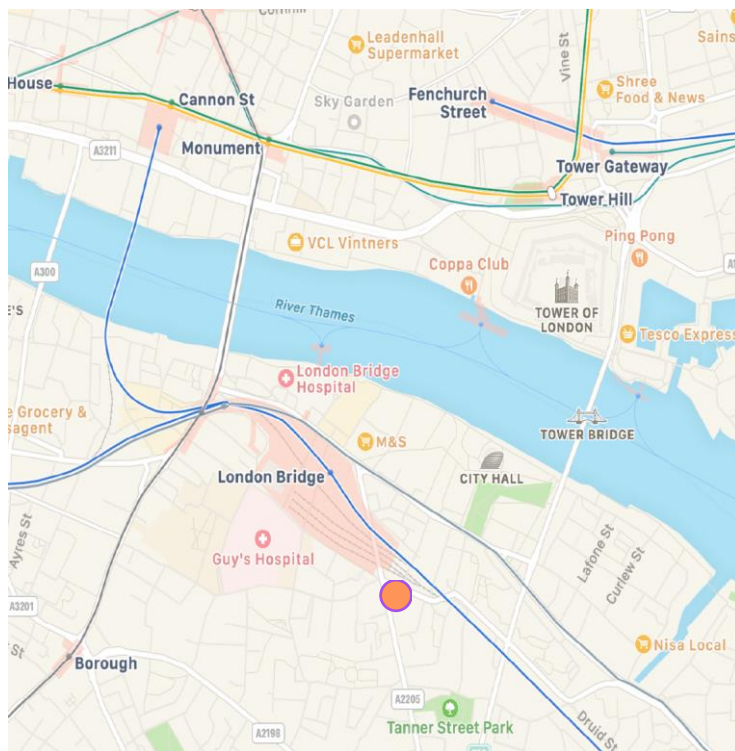


Offices to Let 1,425 Sq ft

59 Bermondsey Street, SE1



*Characterful, Fully Fitted,
"Plug & Play" Office Space,
Moments from London Bridge*



Description

This characterful ground and lower ground floor unit fronts Bermondsey Street with a courtyard to the east and offers a contemporary exposed brick finish, wood flooring and good natural light to both floors. The unit is available either fully fitted as a plug and play offering or in open plan with meeting room facilities.

An additional 1,575 sq ft unit and/or 1,596 sq ft unit is also available in an interlinking building giving a total of 4,596 sq ft on an identical lease term pattern.

Location

Situated within 5 minutes walk of London Bridge mainline and underground Station and the iconic Shard, this prominent and attractive Grade 2 listed office building is on the east side of Bermondsey Street. It enjoys the amenities of the one of the South Bank's most vibrant commercial localities.

Floor Areas

FLOOR	SQ FT	STATUS
Ground	682	Available
Lower Ground	733	Available
Total	1,425	Only available together

Contact us bbg real estate advisers



Ben Hodder
+44 7880 242 178
ben.hodder@bbgreal.com



Fred Pope
+44 7880 242 177
fred.pope@bbgreal.com



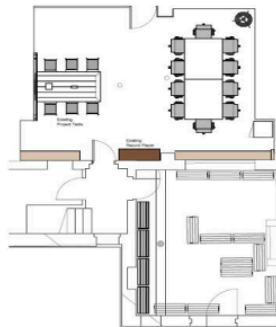
Nick Jones
+44 7584 133 468
nick.jones@bbgreal.com



Amenities *Virtual Tours Available on Request*

- Plug & play – fibre enabled
- Comfort cooling
- Perimeter trunking
- Plaster ceilings with inset LED lighting
- Exposed brick finish
- Wood flooring
- Tea point
- WC facilities
- Shower
- Bike spaces
- Entry phone

Floor Plans



TERMS:

Either: By way of a sub-lease for a term until 2023 on a contracted out basis at quoting rent of £67,500pa.
Or on a short term leases (1 year or less).
Or by way of an assignment for a term until June 2024 with a tenant only break at January 2023. Rent upon application.

RATES:

£11.65per sq ft p.a (est 20/21)

S/CHARGE:

£8.77 per sq ft p.a. (est.)

VAT:

The property is elected for VAT purposes.

EPC:

Full EPC available on request.

bbg 
 real estate advisers

+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.