

**FULLY FITTED OFFICE TO LET WITH RIVER VIEWS | 7,909 sq ft**



### Location

No 1 London Bridge boasts a prominent riverside position adjacent to the south east side of London Bridge. With panoramic views across the river, this building forms part of the London Bridge City Estate.

Transport links are excellent with London Bridge mainline and underground station in close proximity to the building. River boats run a frequent service from the south side pier, into the west end and out to Canary Wharf.

### Description

The entrance to 1 London Bridge is via a striking glass atrium where you are met by a manned reception, with views over the river and a business lounge for informal meetings.

The 5th floor west provides bright, contemporary office space which is fully fitted to provide open plan working area and meeting rooms. There is a kitchen and break out area and river views throughout.

### Floor Areas

Floor	sq ft	sq m
5th floor (west)	7,909	734

### TOTAL (approx.)

\*Measurement in terms of NIA



**Ray Walker, Partner**

📞 020 7025 1399

**Suzy Link, Senior Surveyor**

📞 020 7025 8940

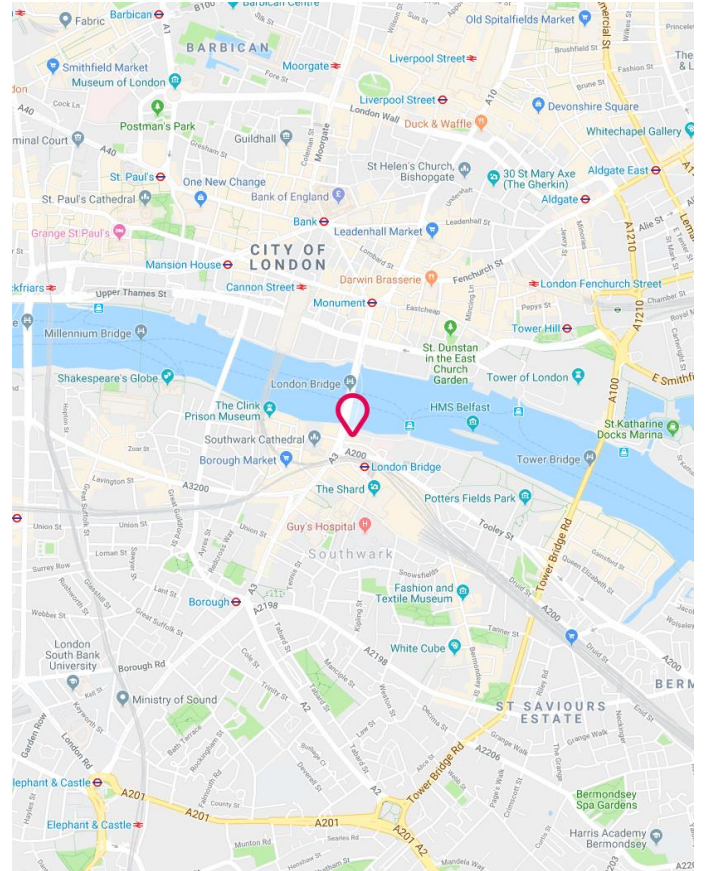
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**Subject to Contract September 2018**

**No1 London Bridge, London Bridge City  
SE1 9BG**



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### Terms

Tenure: Leasehold  
Lease: An assignment of the existing lease until December 2024, with a rent review in December 2019.  
Rent passing: £50.00 psf pax  
Rates: Estimated at £21.00 psf (2018/19)  
Service Charge: TBC

### Amenities

- River views
- Air conditioning
- Raised floor
- Glass partitioned meeting rooms
- Stylish kitchenette/break out area
- 7x passenger lifts
- Manned reception and Business Lounge
- Showers & bicycle storage

### Ray Walker, Partner

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