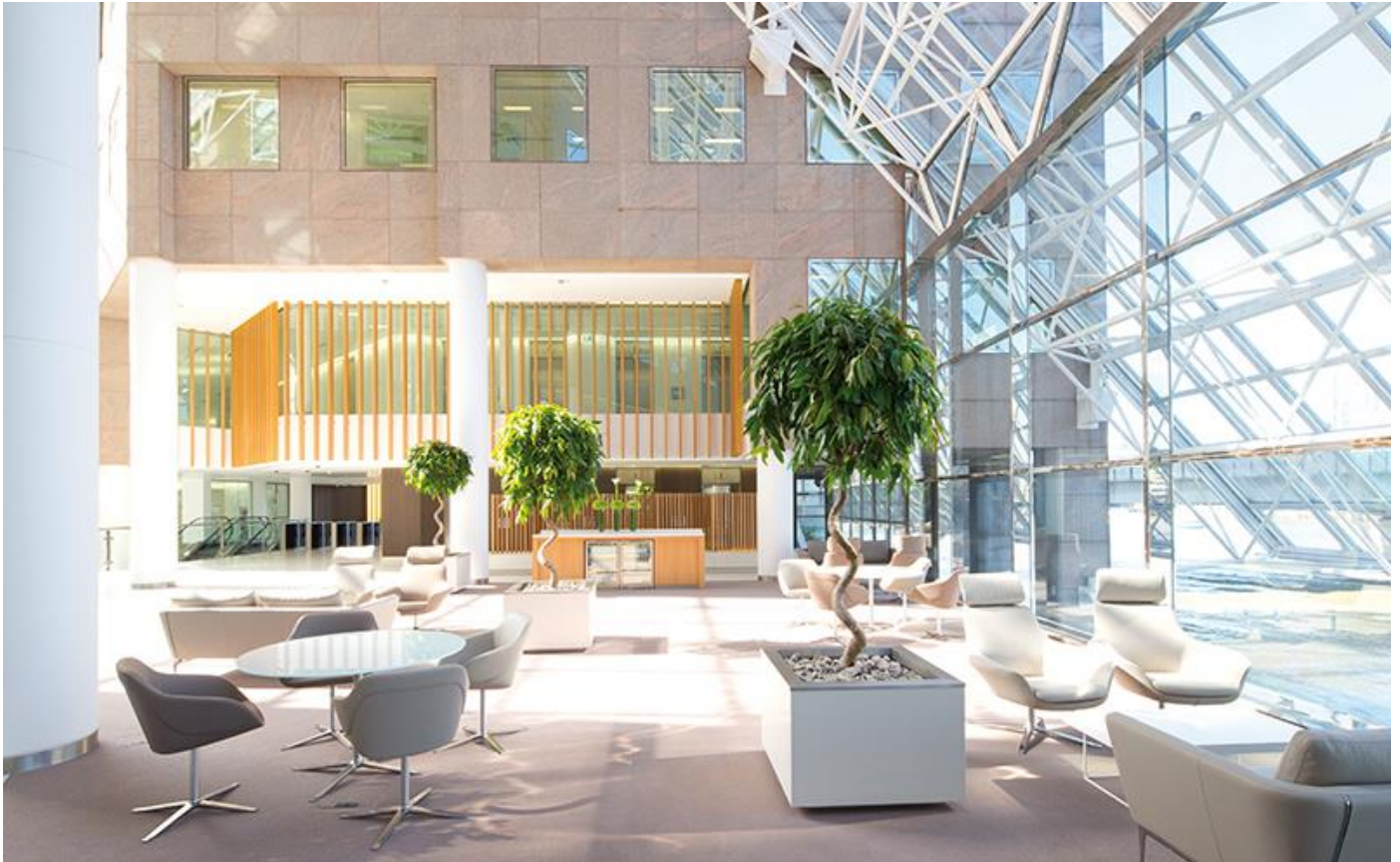


FULLY FITTED OFFICE TO LET WITH RIVER VIEWS | 8,512 sq ft



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 3rd floor west provides bright, 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 |
|------------------|-------|------|
| 3rd floor (west) | 8,512 | 781 |

TOTAL (approx.)

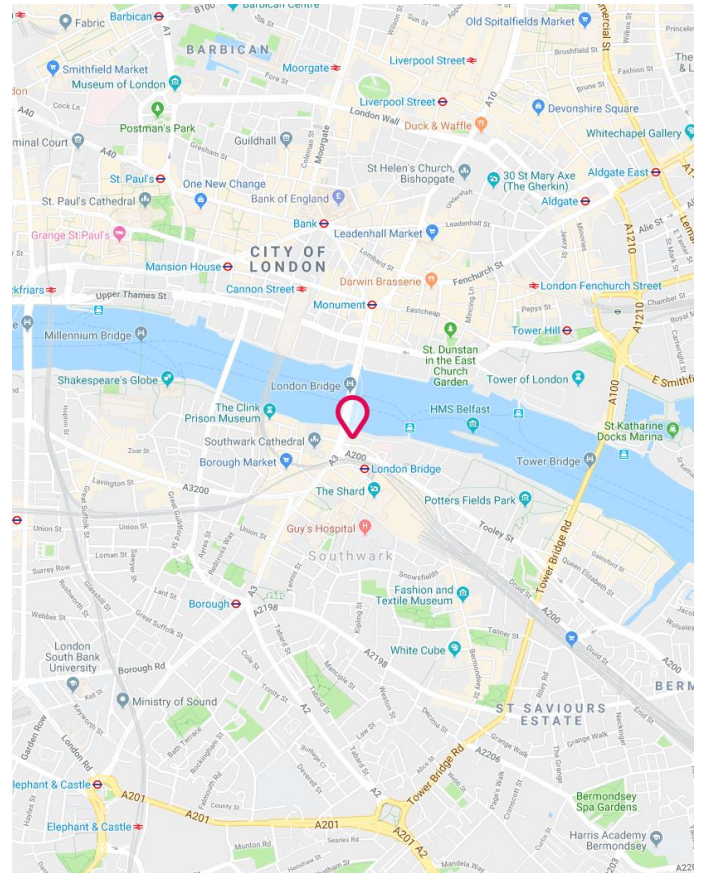
*Measurement in terms of NIA



Rhys Evans, Partner

 020 7025 1393

FULLY FITTED OFFICE TO LET WITH RIVER VIEWS | 8,512 sq ft



Terms

| | |
|-----------------|---|
| Tenure: | Leasehold |
| Lease: | An assignment of the existing lease until May 2024. Or a new sublease to be agreed. |
| Rent passing: | Upon application |
| Rates: | Estimated at £21.70 psf (2020/21) |
| Service Charge: | C.£16.00 psf pax including estates charge |

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

Rhys Evans, Partner

020 7025 1393

revans@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract June 2020