

SELF-CONTAINED OFFICE TO LET | 1,781 sq ft Over 1st – 3rd Floors



### Location

Located in one of London's best connected and well known addresses, 5a Stoney Street is well located opposite Borough Market and very close to London Bridge station. London Bridge is an attractive business district in London, the West End, City and Canary Wharf are all within easy commutable distance. Occupiers benefit from all the amenities of the surrounding area such as Vinegar Yard, Borough Market and More London as well as close proximity to the major commercial quarters of London. The office is well connected with London Bridge station giving mainline trains and the Northern and Jubilee lines.

### Description

5a Stoney Street is the only Old House remaining in Stoney Street, originating back to the early 18<sup>th</sup> Century and steeped in history in Borough Market. 5a Stoney Street provides a self-contained office building with its own front door and views onto Borough Market. Split over the first to third floors this characterful office building provides a mixture of meeting rooms and open plan areas with its own kitchen/breakout area. The building is available as short term plug and play office accommodation.

### Floor Areas

Floor	sq ft	sq m
1st-3rd Floors	1,781	165
<b>TOTAL (approx.)</b>	<b>1,781</b>	<b>165</b>

\*Measurement in terms of \*NIA

### Southwark


Spanning from Tower Bridge to Waterloo Bridge, Southwark is arguably the most diverse of London's villages. Entertainment can be found at every corner, with plays, concerts and shows found at the IMAX cinema, Royal Festival Hall and National Theatre, whilst family fun is offered by the London Eye, London Dungeons and London Aquarium.

The Shard and London Bridge Quarter have helped transform the area's business vitality, bringing in many new organisations benefitting from the redesigned and well-connected London Bridge Station.

Paul Dart, Partner

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Rebecca Saxon, Associate Partner

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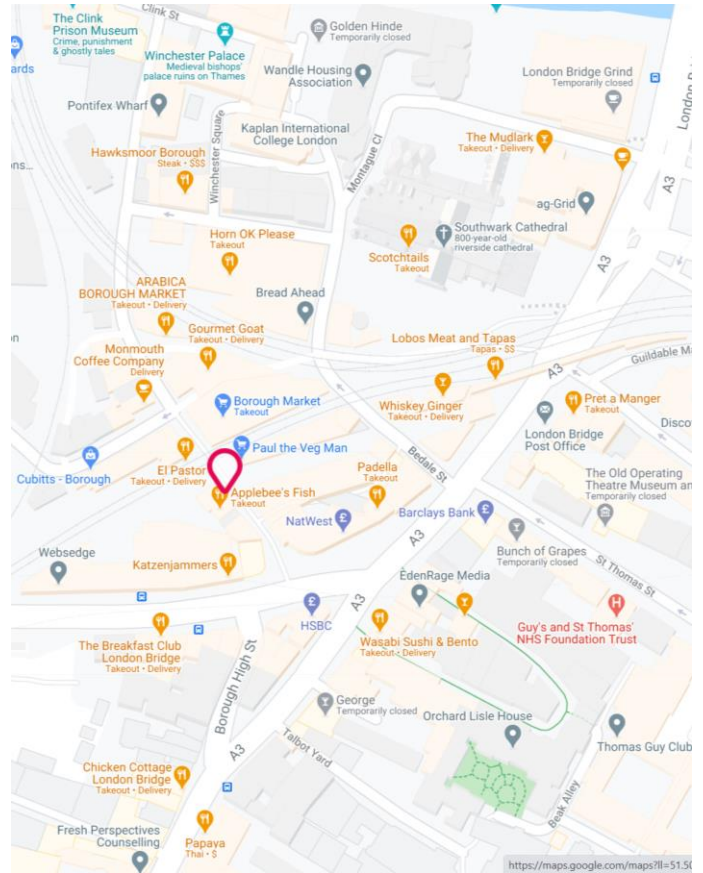
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Subject to Contract March 2021

5A Stoney Street,  
London Bridge, London, SE1 9AA



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## Terms

Tenure:	Leasehold
Lease:	A sublease of an assignment of the lease to March 2022
Passing Rent:	£92,500 per annum exclusive (£51,94 psf pax)
Rates:	Estimated at £11.84 psf pa (2020/21)
Service Charge:	N/A self-contained
EPC Rating:	TBC

## Amenities

- Self-contained office with own front door
- Plug and play
- Fitted with some furniture (inventory to be provided)
- Fantastic breakout/kitchen
- Great natural light and views over Borough Market
- Demised WCs
- Meeting rooms/offices and open plan areas

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