

WAREHOUSE STYLE OFFICES TO LET | 2,744 SQFT



Location

Magdalen House is located on the South side of Tooley Street and is equidistant from both London Bridge and Tower Bridge. The property benefits from excellent transport links, restaurants, markets, shops etc and approx. 200 metres South of the River Thames and the Riverside walk.

Floor Areas

Floor	sq ft	sq m	
5th Floor West	1,420	132	Available
4th Floor West	1,324	123	Available
TOTAL (approx.)	2,744	255	

Measurement in terms of NIA

Description

Magdalen House is a former Edwardian coffee warehouse, which has been converted to provide modern office accommodation whilst retaining a number of original features, including cast iron columns and large crittall windows, which provide excellent natural light.


The available interconnecting floors are fully fitted and offer characterful and creative office space

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

Bert Murray, Partner

 07775 521 102

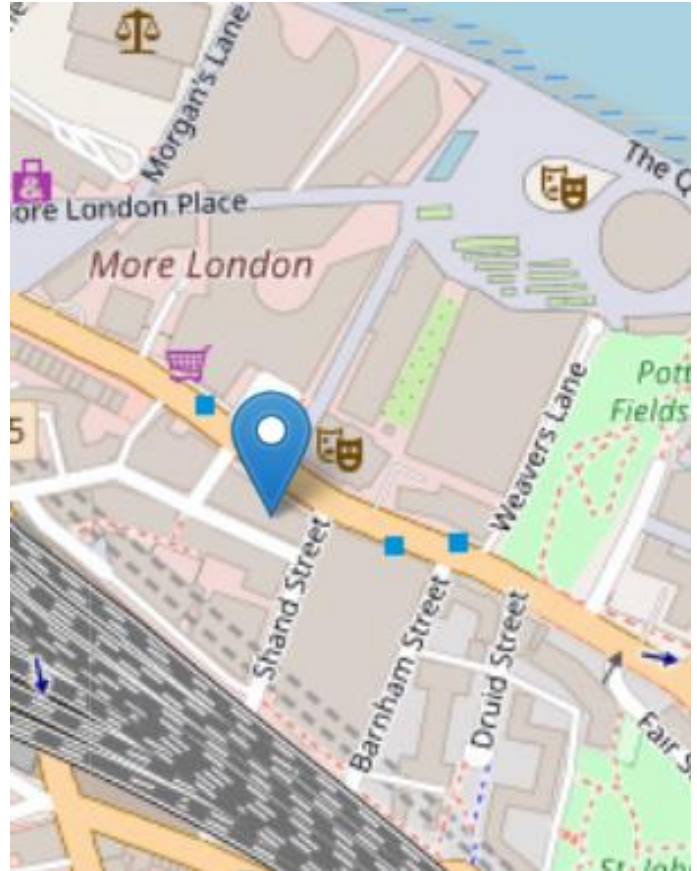
Paul Dart, Partner

 07502 306 240

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.

Subject to Contract February 2023

WAREHOUSE STYLE OFFICES TO LET | 2,744 SQFT





Terms

Tenure:	Leasehold
Lease:	An assignment of the lease until September 2025 is available or new lease.
Rent:	£65.00 per sq ft
Rates:	Est. £18.00 psf
Service Charge:	Approx. £8.00 psf
EPC Rating	Tbc



Amenities

- Fully Fitted Accommodation
- Interconnecting staircase
- Air Conditioning
- Original warehouse features
- Shower facilities
- Kitchen/breakout on each floor
- Terrace on 5th floor
- Exposed services

Bert Murray, Partner

 07775 521 102
 bmurray@monmouthdean.com

Paul Dart, Partner

 07502 306 240
 pdart@monmouthdean.com

Applicants are advised to make their own enquiries 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 February 2023