

OFFICE TO LET

(D1 and Part D2 uses also considered*)

21 St Thomas Street London Bridge London SE1



Location:

The property is situated on the north side of St. Thomas Street, on the corner with Joiner Street linking to London Bridge Station. As a result the location benefits from excellent transport links via the Mainline, Thameslink and underground (Northern and Jubilee lines) services, along with numerous bus and taxi services.

The location also benefits from all the local amenities of Borough Market and the Southbank region.

Description:

The building is purpose built and provides well specified modern office accommodation with a spacious manned reception. The basement floor provides an efficient, rectangular floor plate, benefitting from an existing fit-out to be used or modified accordingly, providing a significant saving and overall good value office accommodation for budget occupiers.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
Basement	4,870	452

Amenities:

- Air conditioning
- Raised floor
- Metal tiled suspended ceiling
- Passenger lift
- Manned reception
- DDA Compliant

Terms:

A new lease is available for a term by arrangement direct from the landlord.

***Uses:**

The landlord will consider D1 and some of the uses under D2, subject to planning.

Rent:

£10.00 per sq ft per annum exclusive.

Service Charge:

£6.41 per sq ft per annum approximately (for year ending December 2010).

Rates:

£5.00 per sq ft per annum approximately (for year 2009/10).

Viewing:

Strictly by appointment with sole letting agents:-

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