



CLASS E UNIT TO LET IN TOWER BRIDGE

**222 TOWER BRIDGE ROAD, LONDON,
SE1 2UP**

SUBJECT TO VACANT POSSESSION



Location:

The subject property occupies a prominent position on Tower Bridge Road. London Bridge Station (National Rail Services, Jubilee Line and Northern Line Services) is located a short walk from the subject property. The surrounding area comprises an abundance of shops, pubs, bars and restaurants.

Nearby well-known occupiers include: Sainsburys Local, The Ivy Restaurant, The Real Greek, Betfred and Foxtons. In addition to several well-established independent operators.

Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor: 913 sq. ft. (84.82 m²)
Basement: 910 sq. ft. (84.54 m²)

The property benefits from 3 demised car parking spaces.

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

Upon Application.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

