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# 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: Sainsbury's 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:

<b>Ground Floor:</b>	<b>913 sq. ft.</b>	<b>(84.82 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>910 sq. ft.</b>	<b>(84.54 m<sup>2</sup>)</b>

**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:

