

22D LEATHERMARKET STREET



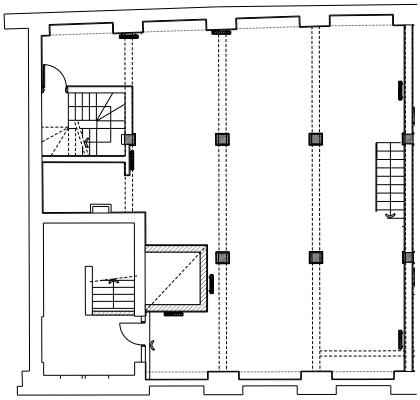


OVERVIEW

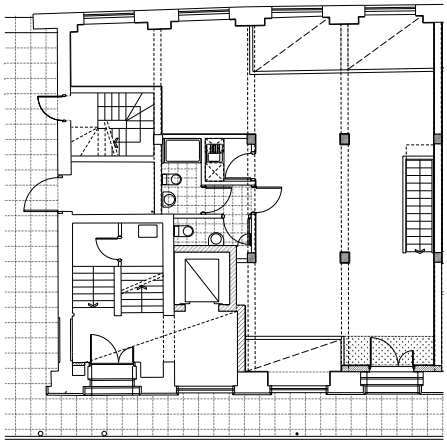
22 Leathermarket Street is an attractive former warehouse building that is situated approximately 350 metres from London Bridge Station and just off Bermondsey Street.The office available is fully self-contained with its own from door. It is arranged over ground and lower ground floors. The lower floor benefits from natural light via large windows and cut away ground floor. The ground floor has views directly into Leathermarket Gardens.The space is primarily open plan, with a glazed meeting room on ground floor. Features include timber floor, double gazed metal framed windows, shower, kitchenette on both floors, entry phone and suspended lighting. There is central heating and fresh air mechanical ventilation along with openable windows.Furniture can be available by request.The office benefits from low outgoings making it excellent value.

AMENITIES

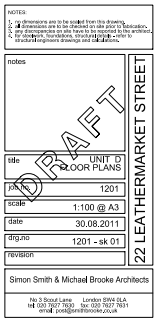
- Self-contained with own front door
- Kitchen on each floor
- Meeting Room
- Fibre in Situ
- Timber Floors
- Views over Leathermarket Gardens



LOWER GROUND FLOOR



GROUND FLOOR



TERMS

Flexible by arrangement

SUMMARY

Available Size	1,901 sq ft
Floor:Ground & Lower Ground	1,901 sq ft
Rent	£45
Business Rates	£11.22
Service Charge	£3.02
VAT	Elected

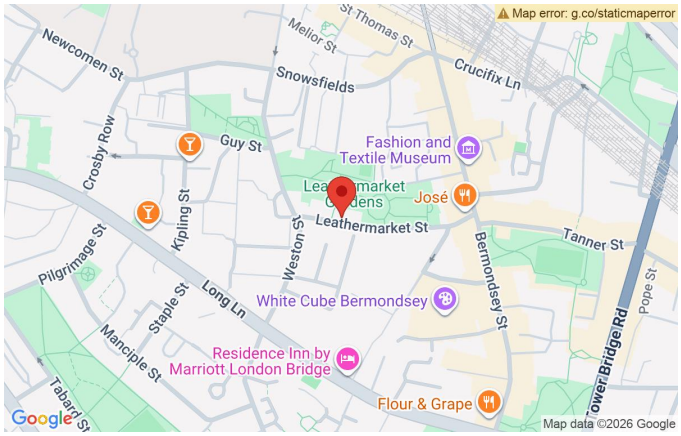
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole joint agent:

CATHERINE ALEXANDER

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LOCATION

London Bridge Station is within 5 minutes walk providing outstanding transport connections via Mainline and Underground services (Jubilee and Northern lines).The office backs on to Leathermarket Gardens that offers attractive outdoor amenity.Approximately 100 metres from the office is Bermondsey Street. Bermondsey Street has one of the best collections of restaurants in central London, for all budgets, along with excellent cafes, bars and pubs and therefore offers excellent client and staff entertainment amenity.

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