

NEW INSTRUCTION**G, 1st & 2ND FLOOR, 82-83 BLACKFRIARS ROAD, SE1****Approx. 1,177 – 5,972 Sq Ft / 109.35 – 554.82 Sq M**

82-83 Blackfriars Road,
Southwark
London
SE1 8HA

- Approx. 1,177 – 5,972 sq ft (NIA)
- To be comprehensively refurbished
- Cycle storage and shower facilities
- Prime Southwark location

LOCATION

The property is situated on the west side of Blackfriars Road close to the junction with The Cut and Union Street. Southwark Underground station (Jubilee line) is approximately one minutes walk, which offers direct access to the West End, London Bridge and Docklands.

Waterloo station is within easy walking distance providing international and mainline services as well as its Underground services via the (Jubilee, Northern and Bakerloo lines). Blackfriars Road also benefits from a wide range of local restaurants, theatres, bars and shopping facilities.

DESCRIPTION

82-83 Blackfriars Road comprises period offices, in a prominent building in a very close proximity to Southwark Tube station. The accommodation extends over five floors, boasting efficient, column free floorplates with excellent natural light.

The office suites can be offered on an individual or combined basis, and benefit from the following amenities:

- Great floor to ceiling heights on the 1st & 2nd Floors
- Prime Southwark location
- Excellent natural light
- 8 person passenger lift
- Excellent natural light
- Shower facilities
- Bicycle racks
- Male & female WC's

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M	Timing
2 nd Floor	1,177	109.35	Q1 2023
1 st Floor	2,351	218.42	Q1 2023
G Floor	2,444	227.06	Q1 2023
LG - front	1,160	107.77	LET
Total	5,972	554.82	

TERMS

New lease(s) direct from the landlord on terms by arrangement.

OUTGOINGS

Rent: Available upon application.

Service charge: Approx. £8.36 per sq ft pax (YE 2022)

Business Rates Payable (2022/23):

ACCOMMODATION	Estimated Business rates/ Sq Ft
2 nd Floor	£15.47*
1 st Floor	£15.76*
G Floor	£13.93*

*please note you are advised to make your own enquires in this regard.

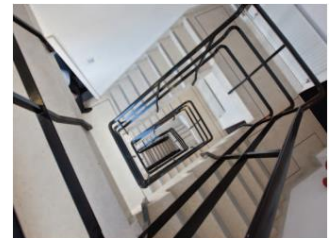
VAT

Figures are exclusive of VAT. The property is elected for VAT.

EPC

TBC.

SUBJECT TO CONTRACT



Viewing strictly by appointment

Anders Horwood

anders.horwood@carterjonas.co.uk

Tel: 020 7106 0732 | 07836 246 049

Ed Caines

ed.caines@carterjonas.co.uk

Tel: 020 7016 0724 | 07966 188 632

Guy Nicholas

guy.nicholas@carterjonas.co.uk

Tel: 020 7518 3312 | 07841 684880

IMPORTANT INFORMATION

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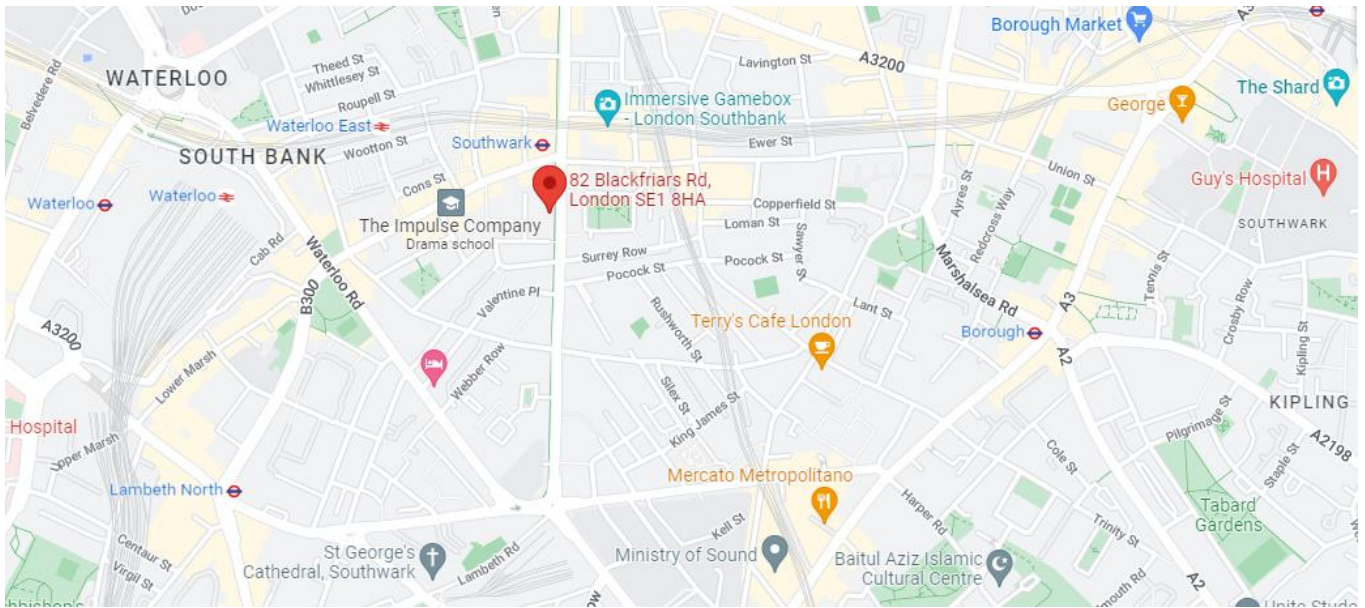




BLACKFRIARS ROAD

Ground Floor

First Floor



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