

176 TOWER BRIDGE ROAD

ATTRACTIVE, SELF-CONTAINED OFFICE
BUILDING FOR SALE NEAR LONDON
BRIDGE STATION

LONDON



SE1 3LU





176 TOWER BRIDGE ROAD



INTRODUCTION

Property highlights.

- Freehold
- Attractive, self-contained office building
- Prime Southbank location, moments from Tower Bridge, Bermondsey Street and London Bridge within London’s thriving creative and cultural corridor
- Surrounded by renowned restaurants, independent retailers and cultural landmarks including Borough Market, White Cube Gallery, The Shard and Maltby Street Market
- Excellent transport links, within walking distance of London Bridge (Jubilee, Northern line and National Rail), Bermondsey (Jubilee line) and Borough (Northern line) stations
- High quality workspace which has retained it's character whilst offering modern office specifications
- The property comprises 6,094 sq ft NIA (565.57 sq m) arranged across ground, first and second floors
- Of interest to owner occupiers or investors seeking long-term value in a high-growth central London location

Everything on your doorstep.

■ Prominently positioned on Tower Bridge Road, this period property is at the heart of London's Southbank, moments from Tower Bridge, Bermondsey Street and London Bridge.

The area offers independent retailers, cafés, restaurants and markets including Vinegar Yard, Maltby Street Market, Borough Market, Flat Iron Square and Hay's Galleria.

It also sits within a growing creative and professional cluster of design studios, tech start-ups, legal and financial services, and destination retail brands.

- Food & Drink
- Open Spaces
- Culture & Arts
- Hotels
- Occupiers

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A central London lifestyle.



Effortlessly connected.

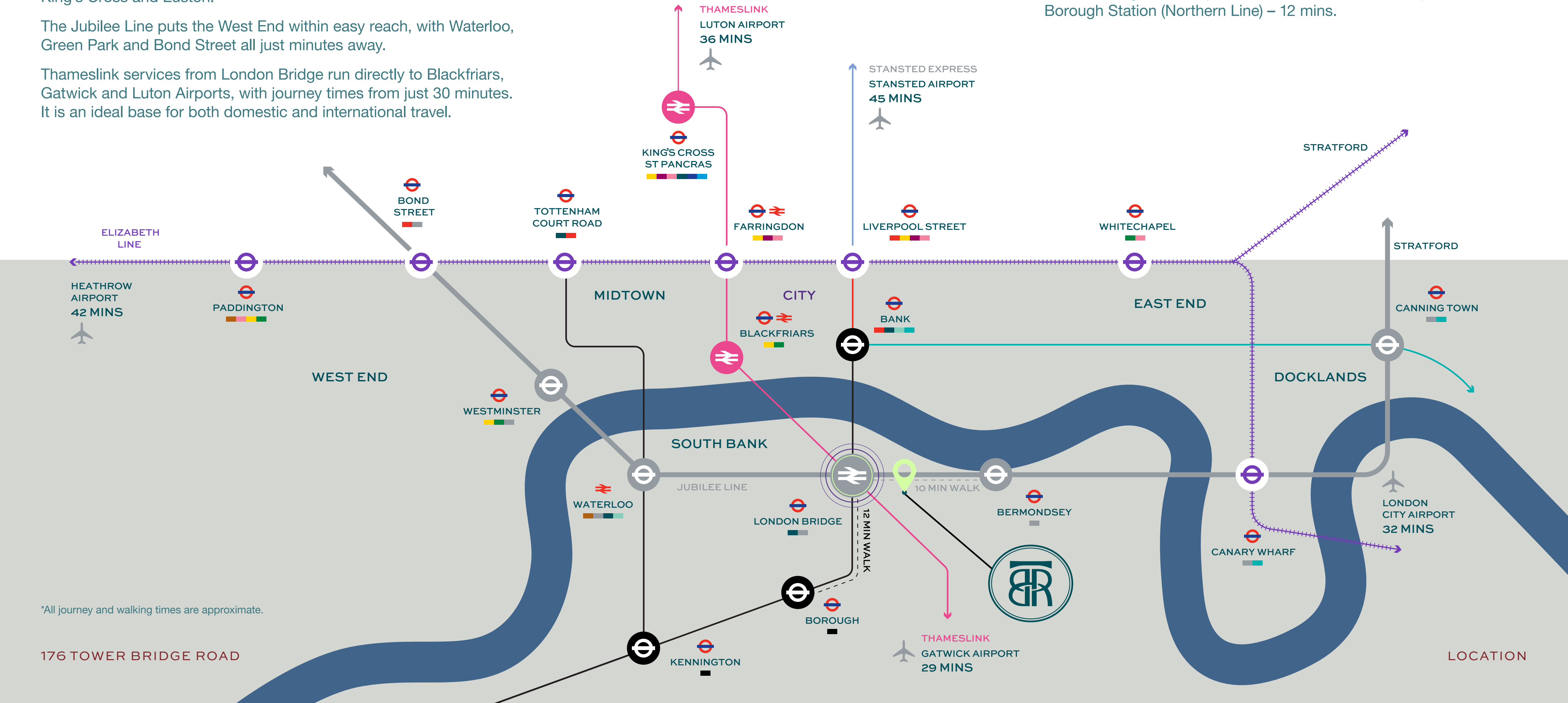
London Bridge provides exceptional connectivity across Central London and beyond. The Northern Line offers fast links to key business and transport hubs including Bank (2 mins), Old Street, King's Cross and Euston.

The Jubilee Line puts the West End within easy reach, with Waterloo, Green Park and Bond Street all just minutes away.

Thameslink services from London Bridge run directly to Blackfriars, Gatwick and Luton Airports, with journey times from just 30 minutes. It is an ideal base for both domestic and international travel.

WALKING CONNECTIONS

- Bermondsey Station (Jubilee Line) – 10 mins.
- London Bridge Station (Northern, Jubilee, National Rail) – 10 mins.
- Borough Station (Northern Line) – 12 mins.



A blank canvas of opportunity.

■ This well-presented, self-contained period building has been well maintained throughout the years and was fitted with a new air-conditioning system in 2022. It retains many original features, including a striking internal staircase and exposed beams on the second floor.

The ground floor offers a generous reception and a flexible training or conference area. The upper floors are largely open plan, with several private rooms created using demountable partitioning.



RECENTLY
REFURBISHED



RECEPTION AND
CONFERRING SUITE



DDA
COMPLIANT



NEW 10-PERSON
PASSENGER LIFT



AIR COOLING
THROUGHOUT



EPC C



EXCELLENT
NATURAL LIGHT



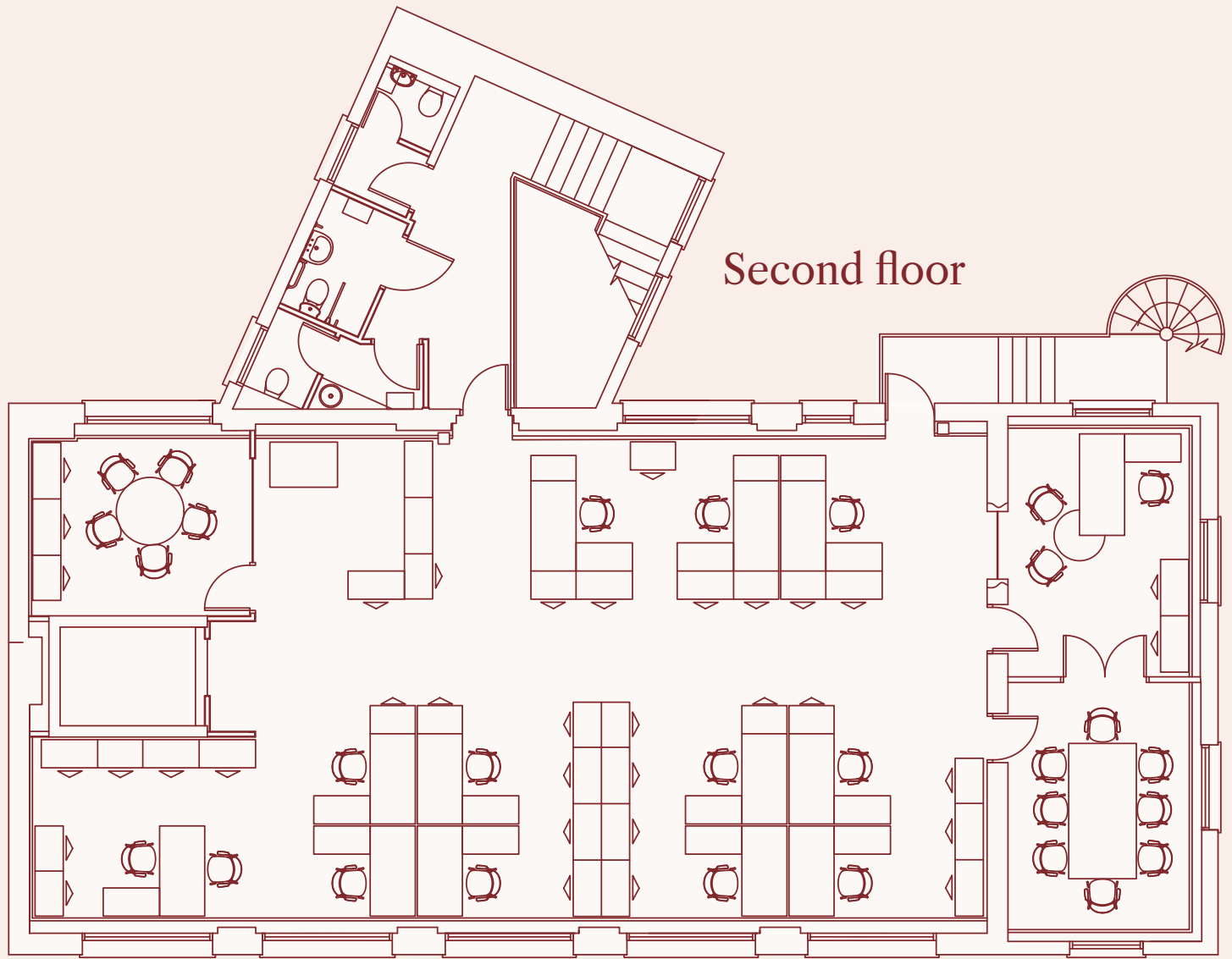
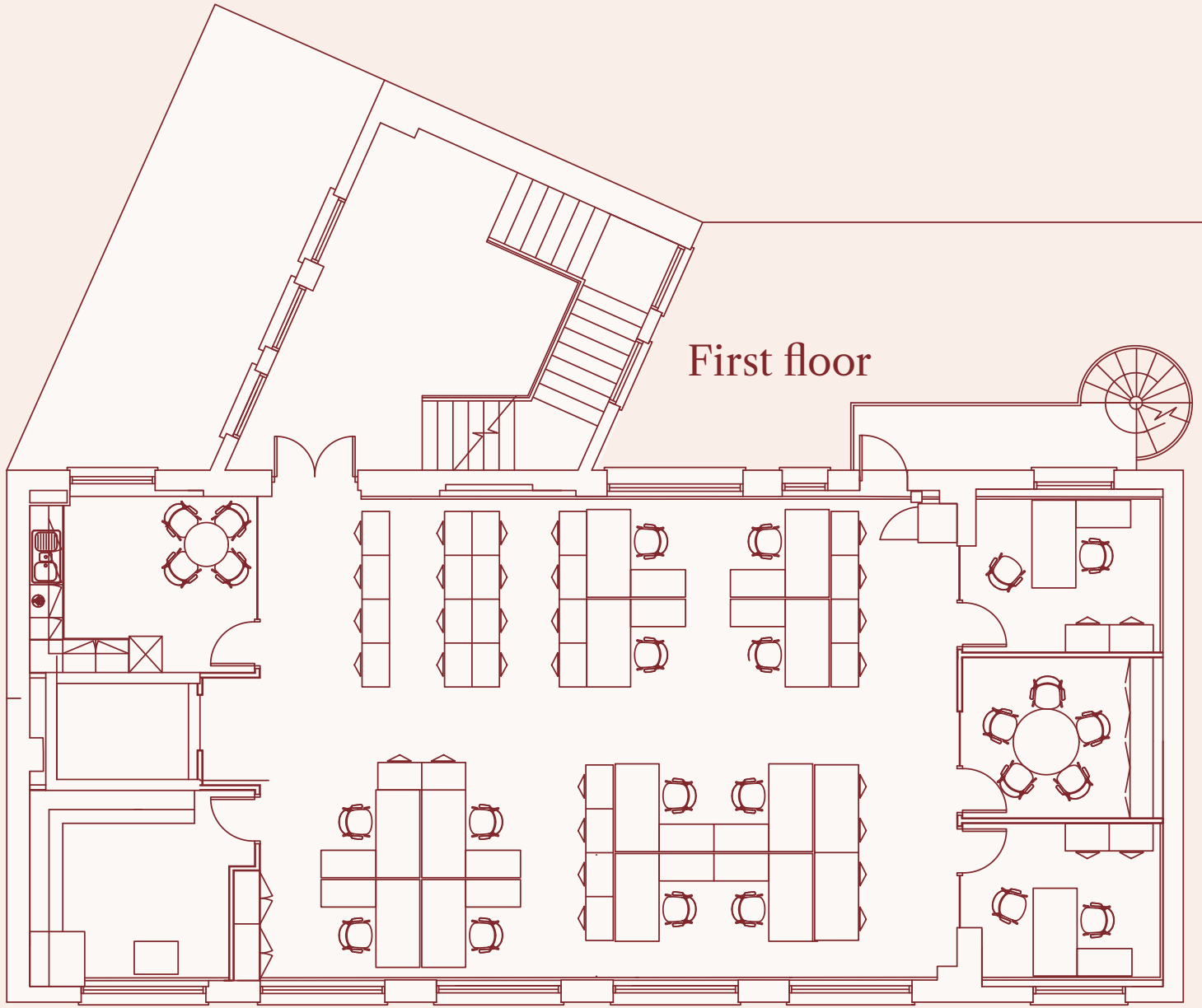
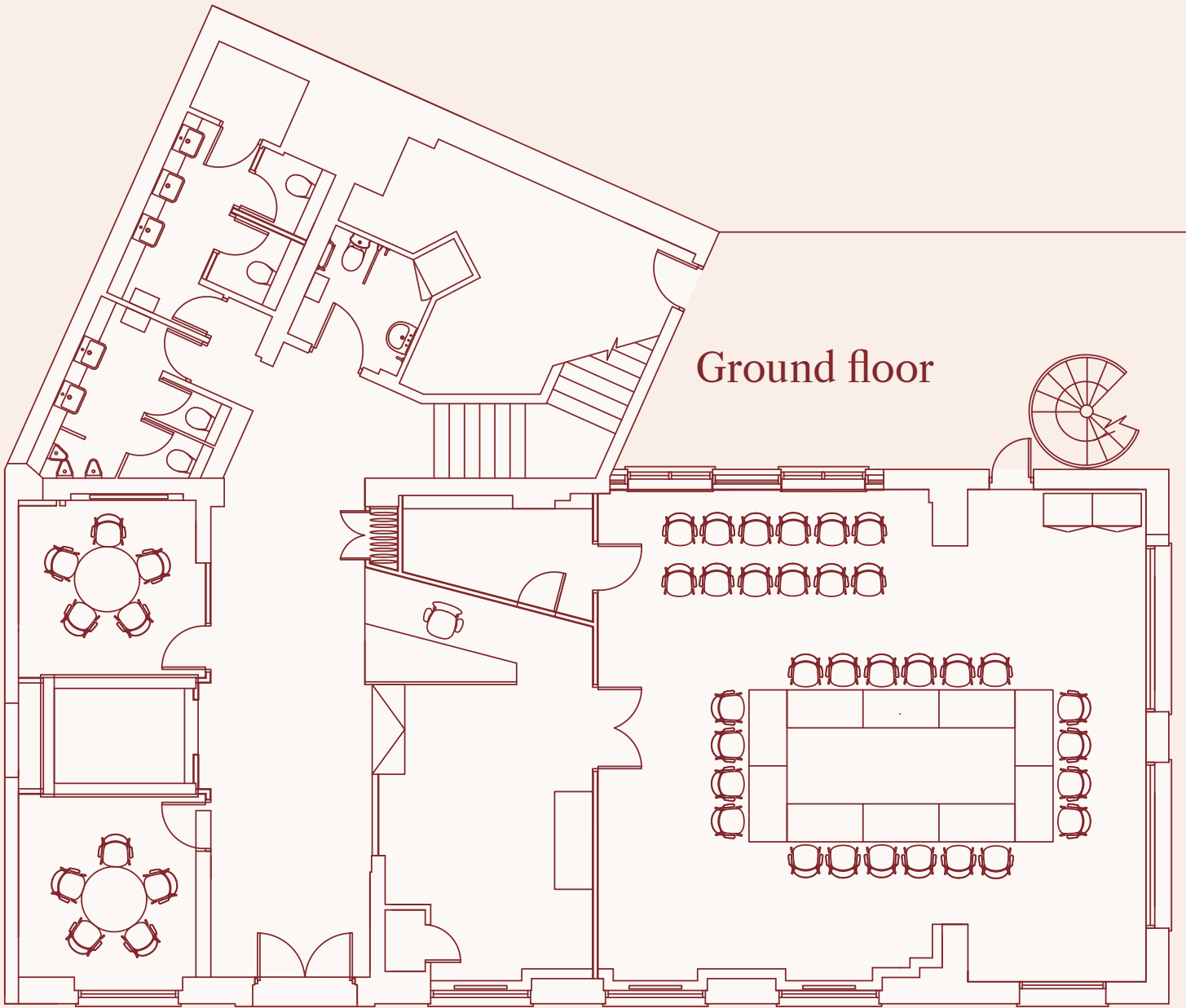
LED
LIGHTING



CAR PARKING
AVAILABLE







Floor	Use	NIA		GIA	
		Sq M	Sq Ft	Sq M	Sq Ft
Ground Floor	Lobby & Side Offices	57.32	616	245.22	2,639
Ground Floor	Main Office	123.31	1,327		
First Floor	Lobby	22.1	237	221.13	2,380
First Floor	Main Office	175.71	1,891		
Second Floor	Lobby	9.47	101	225.21	2,425
Second Floor	Main Office	145.59	1,577		
Second Floor	Side Offices	32.07	345		
Total		565.57	6,094	691.56	7,444



Further information.

VAT

The property is not elected for VAT.

EPC

The property is rated C 63. A copy of the EPC and Recommendation Report is available in the data room.

ANTI MONEY LAUNDERING

Full information on any potential purchaser will be required to complete all legal and statutory anti-money laundering and compliance checks.



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DATA ROOM

Access to the data room will be provided upon request.

TENURE

The property is held under Freehold title TGL153689.

PLANNING

The property’s designated use is Class E (Commercial, Business and Services). The property is not listed but is located within the Bermondsey Street Conservation Area. Interested parties are encouraged to make their own enquiries regarding planning and change of use.



PROPOSAL

■ Offers invited for the Freehold interest. Viewings are strongly encouraged.

INFORMATION



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