

UNIT 8.1, ONE TOWER BRIDGE

Retail unit available



ONE TOWER BRIDGE
LONDON

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One Tower Bridge is the ultimate riverside dining and leisure destination in London Bridge. Vibrant bars, restaurants and London's newest theatre for 40 years sit beside a handful of London's most famous landmarks.

Location

A riverfront destination located just off Tooley Street between More London and Tower Bridge in London Bridge.

The immediate local area is populated with some 15,000 office workers (pre Covid) within the More London Estate including PWC, Norton Rose and Ernst & Young, together with approx. 10 million tourists and 75 million passengers (pre Covid) passing through the newly refurbished London Bridge Station each year.

One Tower Bridge is one of the London Bridge's key leisure destinations home to The London Theatre Company's 900 seat theatre, The Ivy, Vapiano, Rosa's Thai, Gunpowder and Brighton's The Coal Shed. Nearby operators also include 4* Hotel LaLit, Michelin star Restaurant Story, Santo Remidio, Pont De La Tour and Flat Iron.

Accommodation

The unit is arranged over ground floor with mezzanine accommodation and outside seating.

Unit 1.3	Ground Floor:	931 sq ft
	Mezzanine:	552 sq ft
	Total	1,453 sq ft (GIA)

* Areas subject to full survey

Rent

Price on application.

Service Charge

The service charge is estimated at £7,411 pa YE June 2022.

Planning

The premises benefit from E Class planning consent.

Business Rates

The business rates are to be confirmed. Interested parties are encouraged to make their own enquiries with the VOA.

Tenure

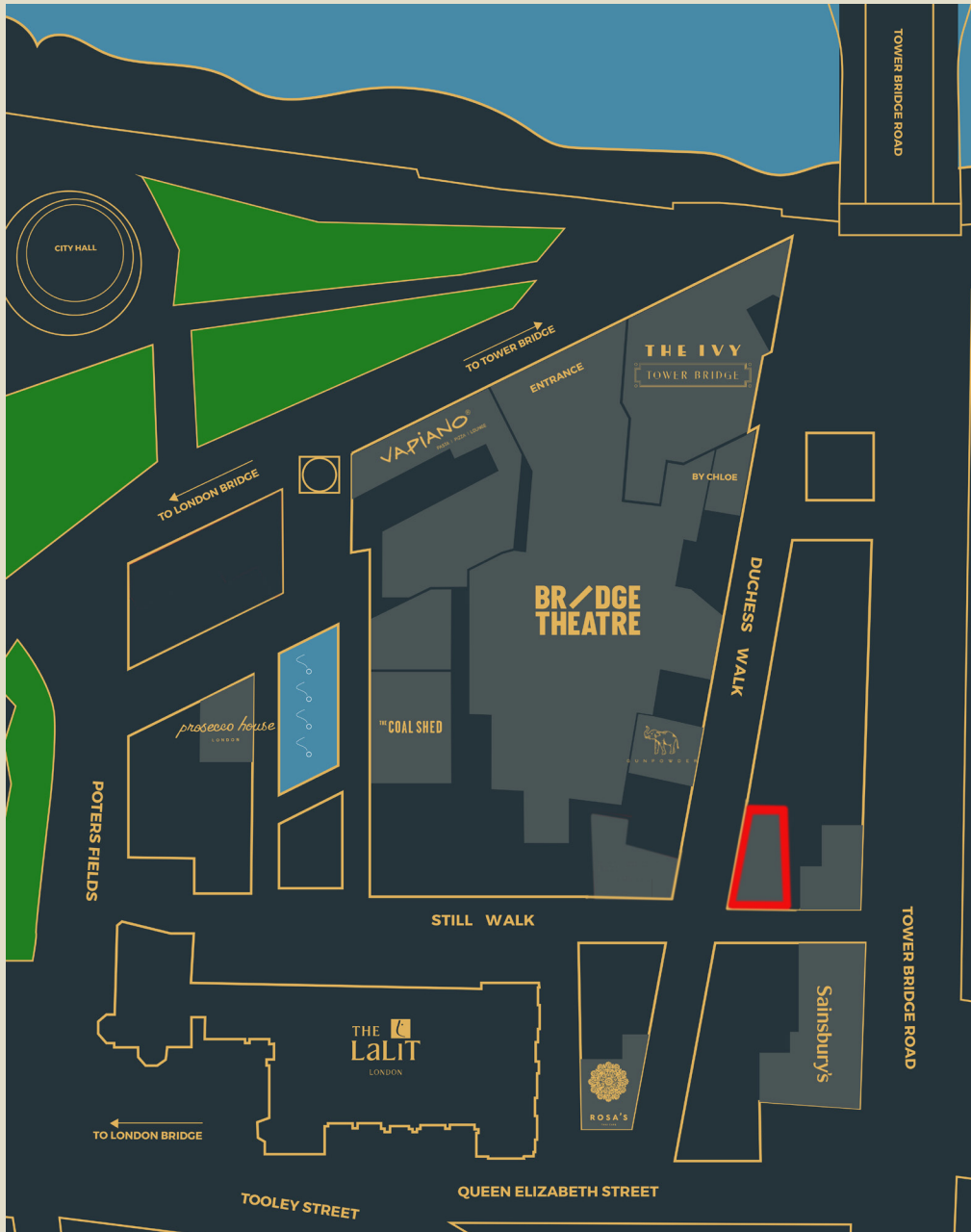
A new lease contracted outside the Landlord and Tenant Act 1954 is available. Rent reviews will be on an upward only basis to the higher of open market or RPI.

Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



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Contact

Strictly by
appointment only.

Thea Rowe
T +44 (0) 7973 292 150
thea@brucegillinghampollard.com

Woody Bruce
T +44(0)7980 313 675
woody@brucegillinghampollard.com

**BRUCE
GILLINGHAM
POLLARD**

Kate Sadler
T +44 (0) 7964 555 932
kate@p-three.co.uk

Thomas Rose
T +44(0)7793 024 403
thomas@p-three.co.uk

P-THREE
+44 (0)207 1013 151
P-THREE.CO.UK

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