

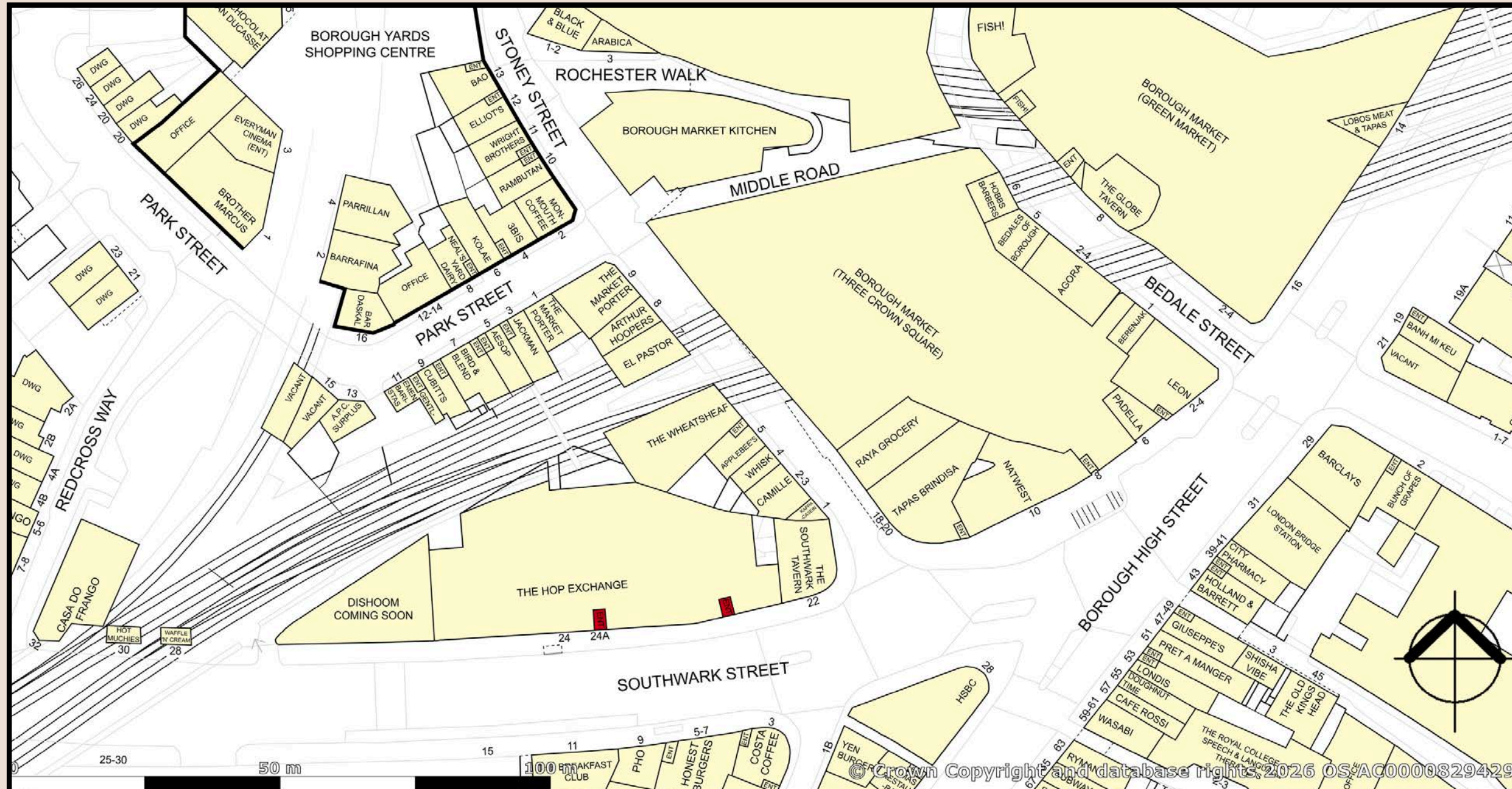


The Hop Exchange

London Bridge, SE1

Hospitality and Leisure Opportunities

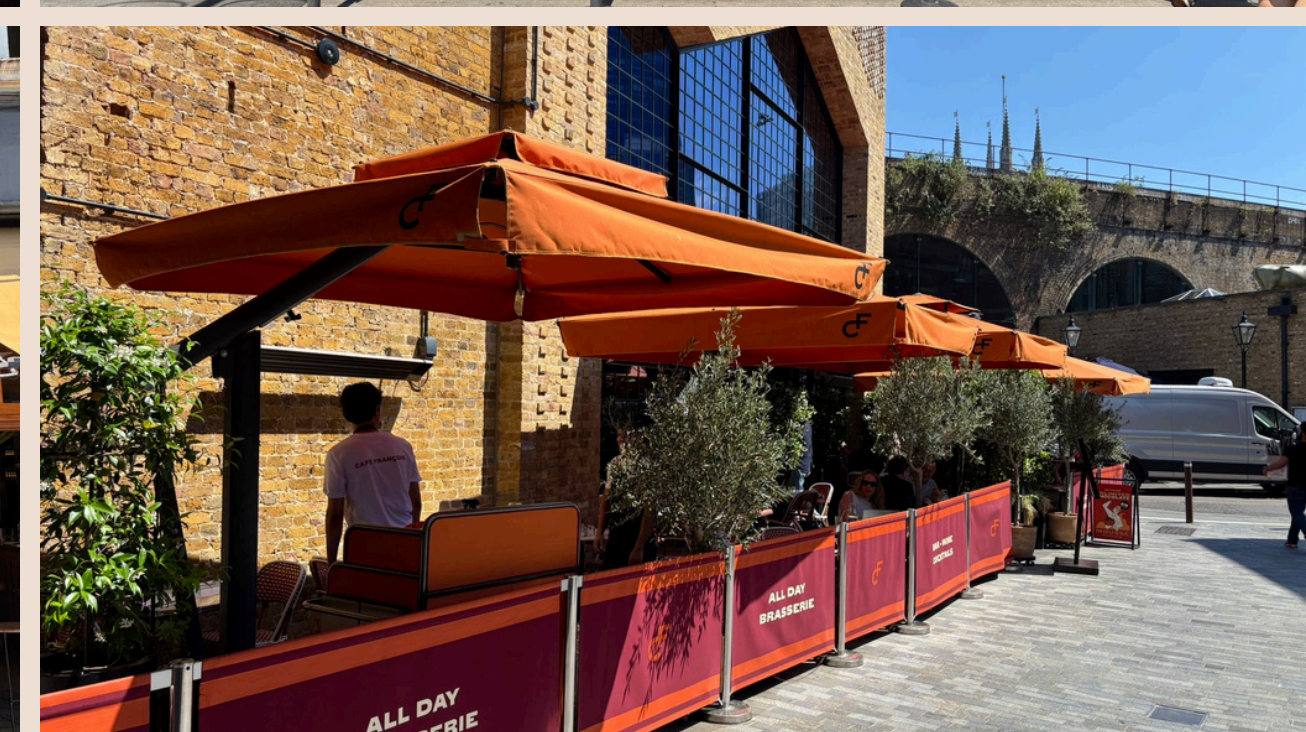
LOCATION



Forming part of the iconic Hop Exchange, a 64,000 sq ft mixed use building, the units form part of a thriving F&B and leisure destination with World renowned food hub Borough Market next door.

The area is well connected with London Bridge Station (national rail, Northern and Jubilee Lines) within proximity.

Notable neighbouring F&B operators include Dishoom, Oma, Cafe Francois, Camille, Kolae and Rambutan amongst numerous others.



OPPORTUNITY

- Dedicated ground floor entrances on Southwark Street
- Next to Borough Market and new Dishoom
- Shell condition with capped services
- Full extraction in situ
- Licenced 7-days a week 07:00 - 00:00
- E-Class Use
- Step free access to lower ground

UNIT 1

Lower Ground	4,607 sq ft
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UNIT 2

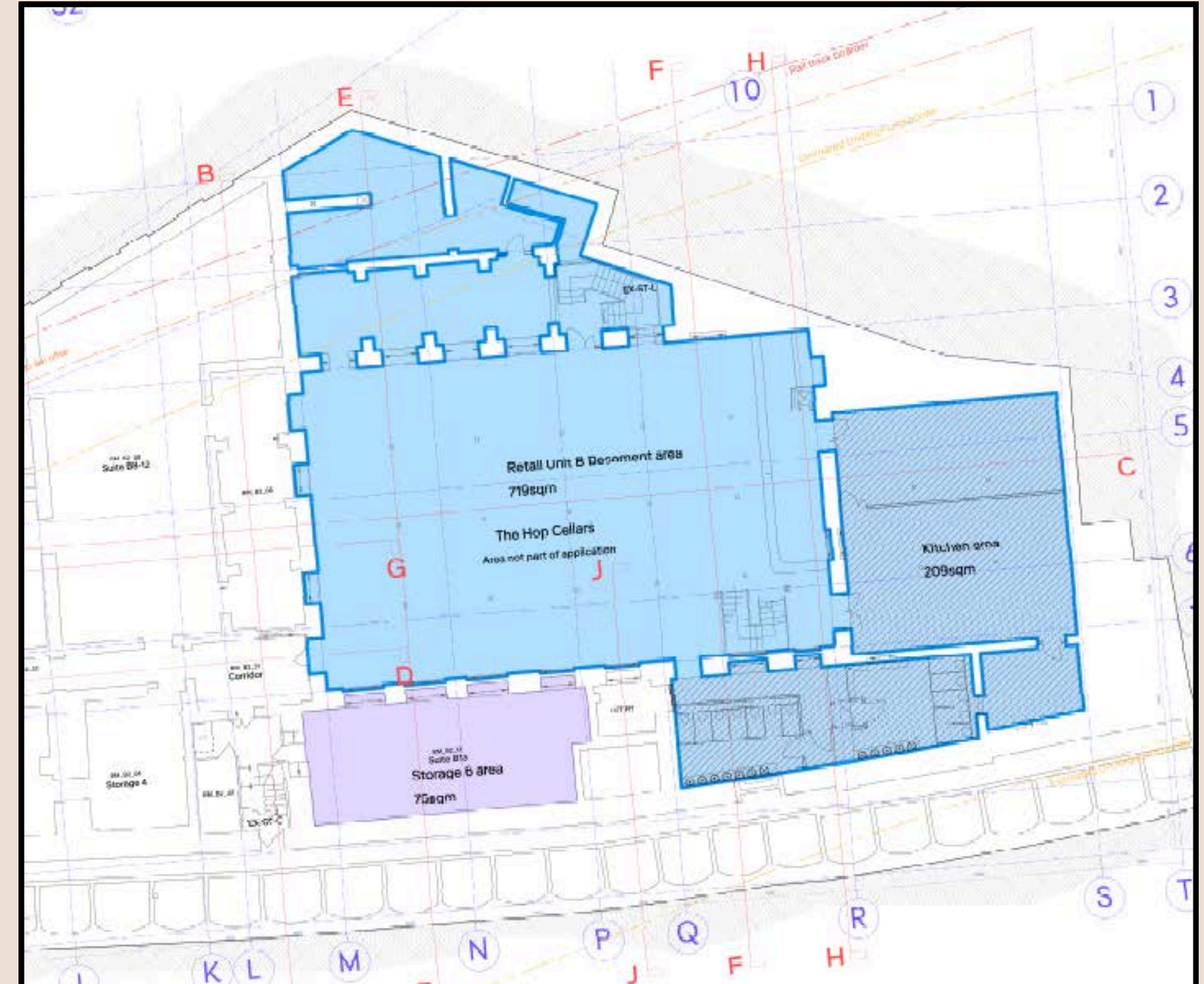
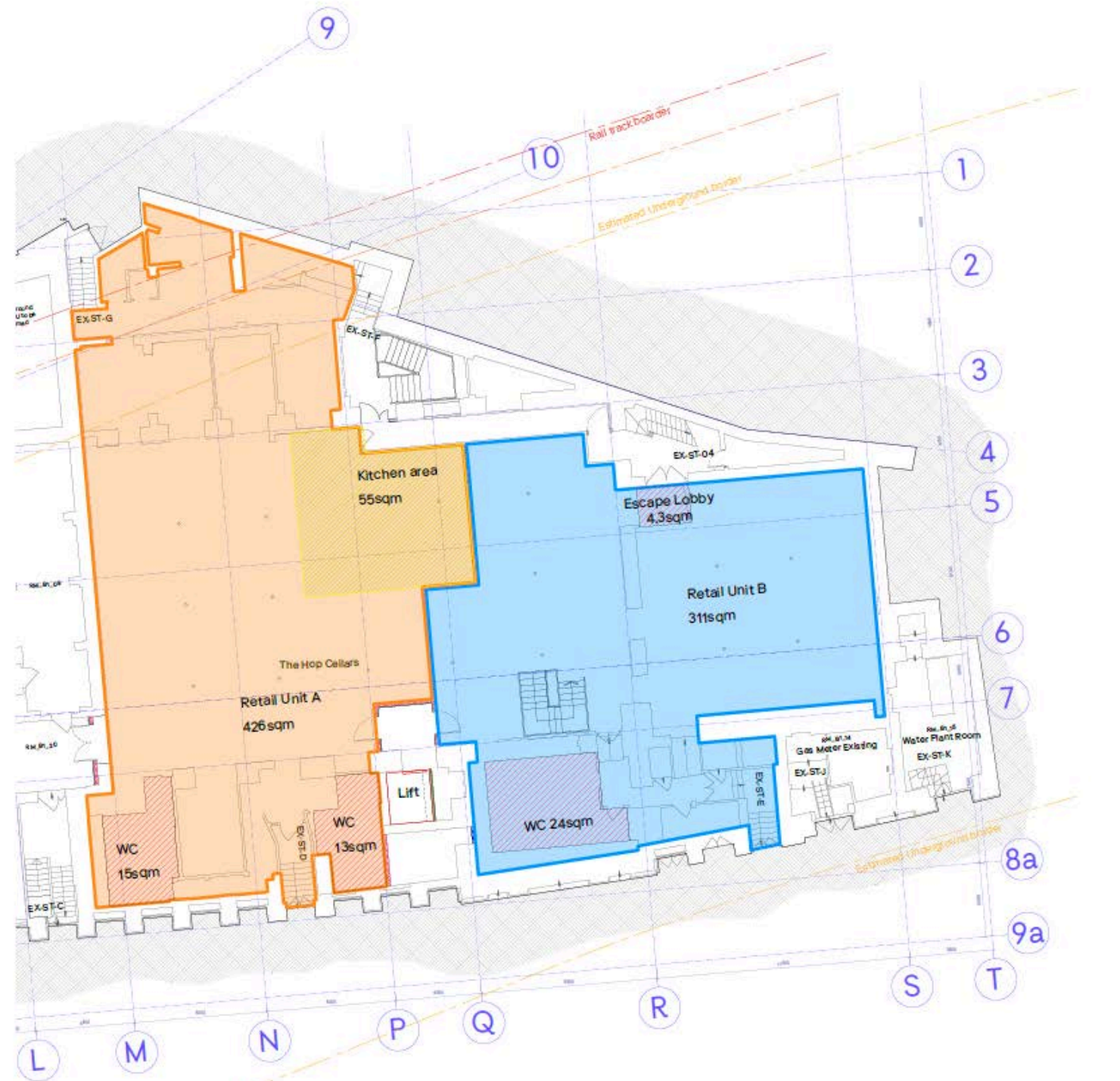
Lower Ground	3,100 sq ft
Basement	8,850 sq ft
Total	11,950 sq ft



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Unit 1 - Orange
Unit 2 - Blue



Lower Ground Floor Plans



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SUMMARY

Tenure

New eFRI leases transacted outside the Landlord and Tenant Act 1954 on terms to be agreed

Rent

Upon Application

Use

E-Class

Premises Licence

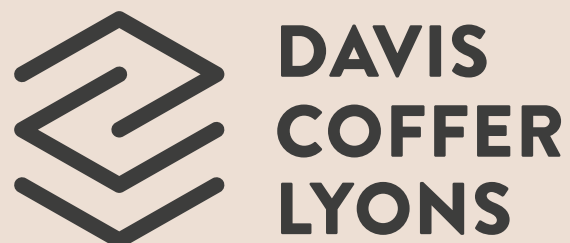
Monday - Sunday 07:00 - 00:00 (without food)

Service Charge

TBC

Business Rates

Interested parties are advised to make their own enquiries with the local authority



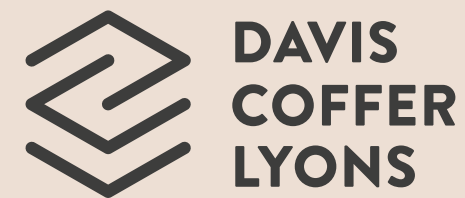
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CONTACT

Viewings strictly by prior appointment only with joint sole agents Davis Coffe Lyons dcl.co.uk or Webb Partners webbandpartners.co.uk



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