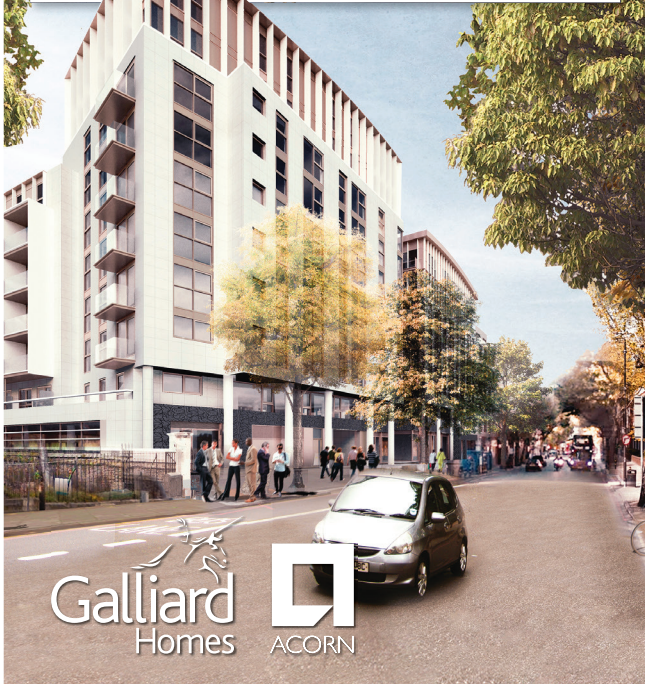


Available Summer 2020



NEW GYM/LEISURE SPACE

153 TOWER BRIDGE ROAD SE1

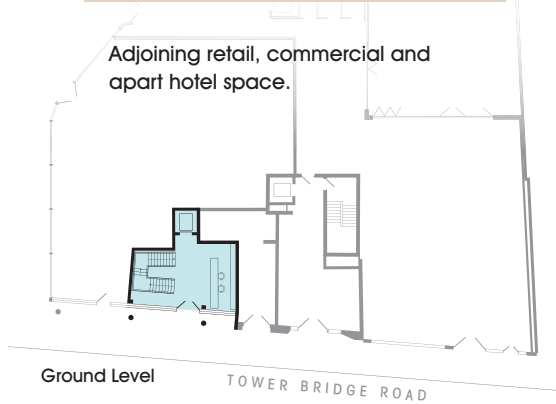
6720 sqft For Sale/To Let • Occupation Q1 2020



Basement Level

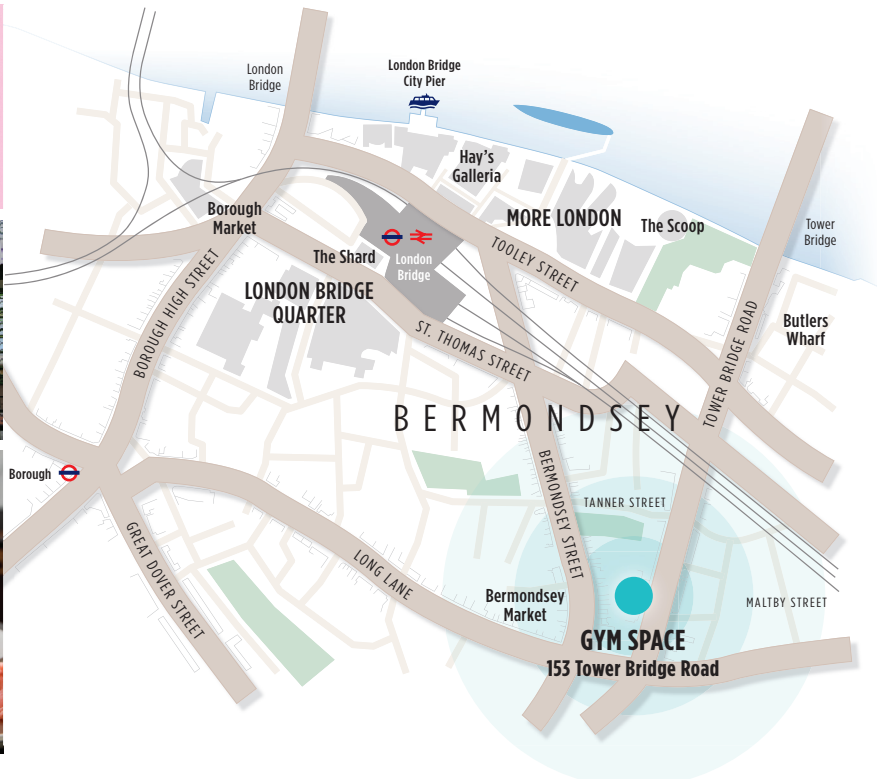
FLOOR	SQM	SQFT
Ground	50	538
Basement	574	6181
TOTAL	627	6720

Gross Internal Areas.



Adjoining retail, commercial and apart hotel space.

Ground Level



Description

The space comprises a self-contained unit that benefits from an unrestricted hours, D2 gym use. It is arranged across a ground floor reception and foyer area with direct access from Tower Bridge Road, along with a large open plan space at basement level. The unit is offered in shell and core ready for an occupiers fit out.

Location

The property is located in a prominent position fronting Tower Bridge Road forming part of a prestigious mixed use development that includes an aparthotel, offices, restaurants and retail. The scheme is located within a fashionable area, that has already experienced extensive regeneration, with a further provision of over 1,900 new homes and around 25,000 new jobs planned by 2026.

Amenities

- All Mains services connected
- Prominent Frontage
- Prestigious Development
- Ground floor foyer
- Passenger lift
- DDA compliant
- 24 hours access
- Three phase electricity
- Adjacent to a new pedestrianised quarter linking two parks and Bermondsey Street

Tenure

The property is offered to let on a new FRI lease for a term to be agreed, or for sale on a virtual freehold basis.

VAT

VAT will be applicable.

Joint Agents

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 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.