

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



PRELIMINARY DETAILS

**BRIGHT CORNER OFFICE BUILDING
(PENDING REFUBISHMENT)
TO LET**

OPPOSITE LONDON BRIDGE STATION



90 TOOLEY STREET, LONDON SE1

2,790 sq ft (260 sq m) approx

LOCATION

The property is located on the junction of Tooley Street and Bermondsey Street almost immediately opposite London Bridge Station. It is a busy thoroughfare in the heart of a densely populated commercial area and benefits from excellent public transport facilities with London Bridge Station and access to the National Rail service and both the Jubilee and Northern underground lines. There are also a multitude of bus routes serving the immediate vicinity. The area also offers numerous restaurants, bars and shops on the building's doorstep.

ACCOMMODATION

Comprising an attractive self-contained upper part offices with double aspect enjoying great natural light providing principally open plan floors which are capable of sub-division due to configuration of the building. The property is shortly to undergo a contemporary style refurbishment and has the following approximate floor areas.

First floor	90.00 sq m	965 sq ft approx
Second floor	81.30 sq m	875 sq ft approx
Third floor	88.25 sq m	950 sq ft approx
Total	259.55 sq m	2,790 sq ft approx

AMENITIES

- * New comfort cooling
- * WC on each floor
- * Double aspect with great natural light
- * Contemporary style finishes
- * Self contained building
- * New decoration and flooring

USE

The premises have class E planning use

LEASE

A new lease available on terms by arrangement

RENT

Guiding £55.00 per sq ft (following refurbishment)

RATES

Each floor has a separate rateable value as follows:

First floor	£27,750.00
Second floor	£24,750.00
Third floor	£22,250.00

Interested parties should verify this directly with the local authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

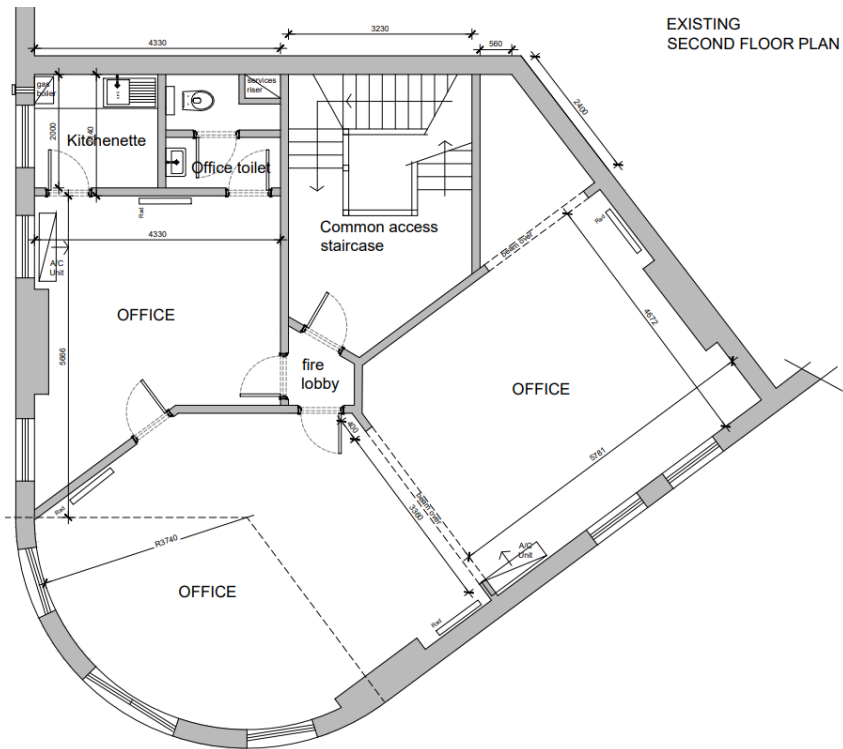
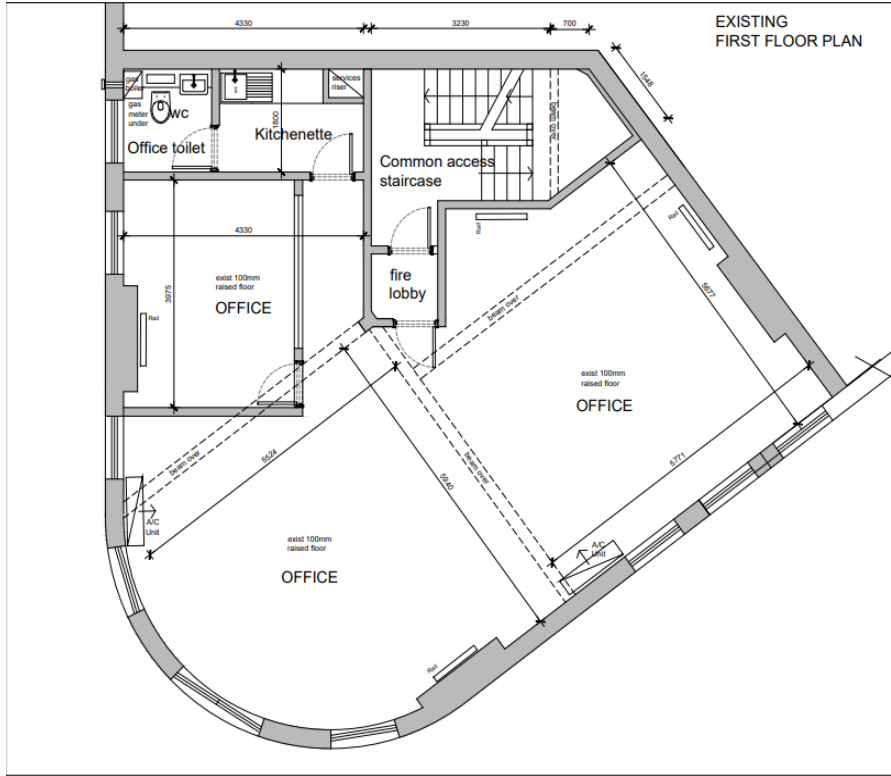
By appointment through joint sole agents

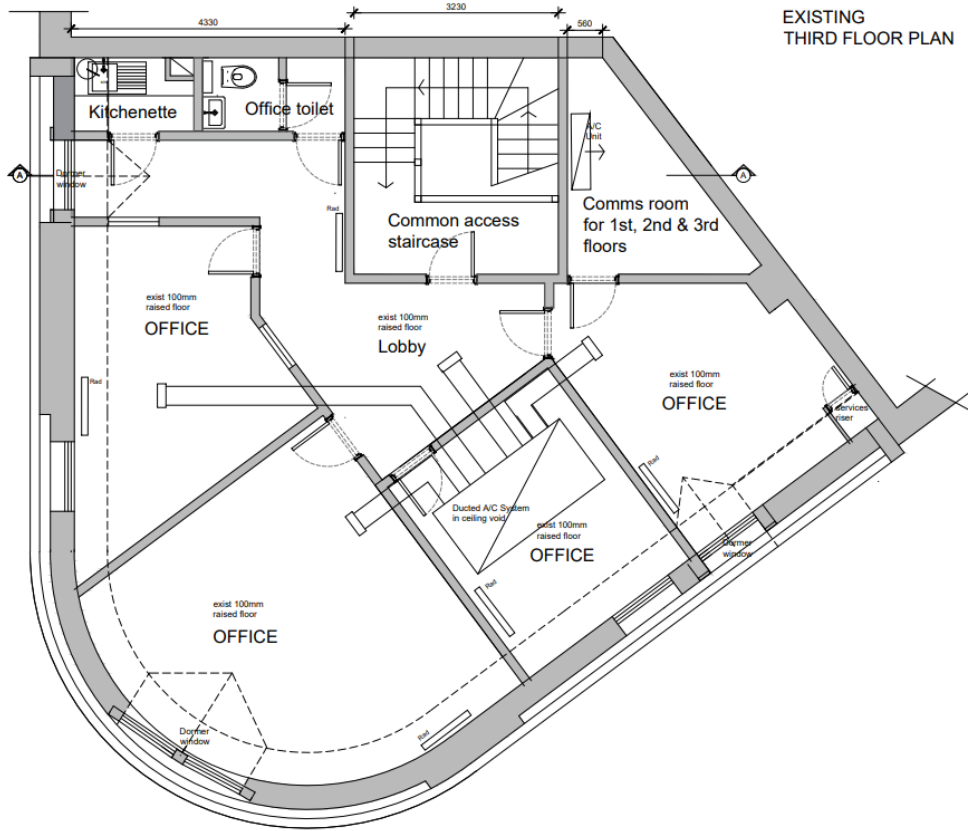
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EXISTING
THIRD FLOOR PLAN