

OFFICE FOR LEASE

CBRE

THE NEWS BUILDING

3 London Bridge Street, SE1

15,000 OR 30,941 SQ. FT

HIGHLY ACCESSIBLE LOCATION WITH EXCELLENT VIEWS OVER THE RIVER



OVERVIEW

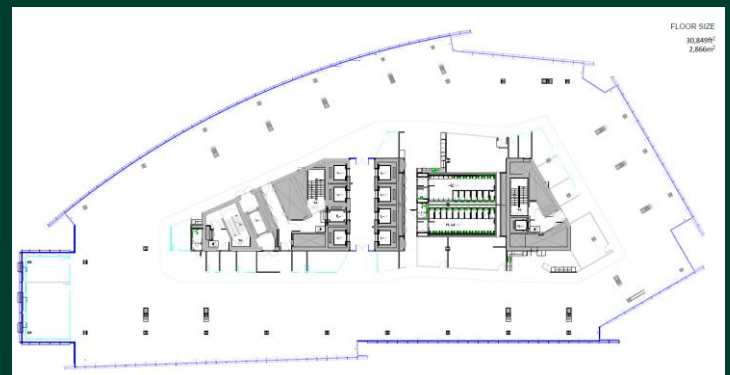
The News Building is located in a cost effective location opposite London Bridge Station on the Southbank and therefore benefits from good transport links within very close proximity.

The 9th floor is completed to a CAT A plus specification, offering good quality open plan office space with good views overlooking the River Thames. The floor provides flexibility in the sense that it can be split 50:50 if prospective tenants are looking for smaller floorplates.

AVAILABILITY

Level	sq. ft
9	30,941
Total	30,941

*Floor can be split 50:50 if required, to provide 15,000 sq. ft



SPECIFICATION

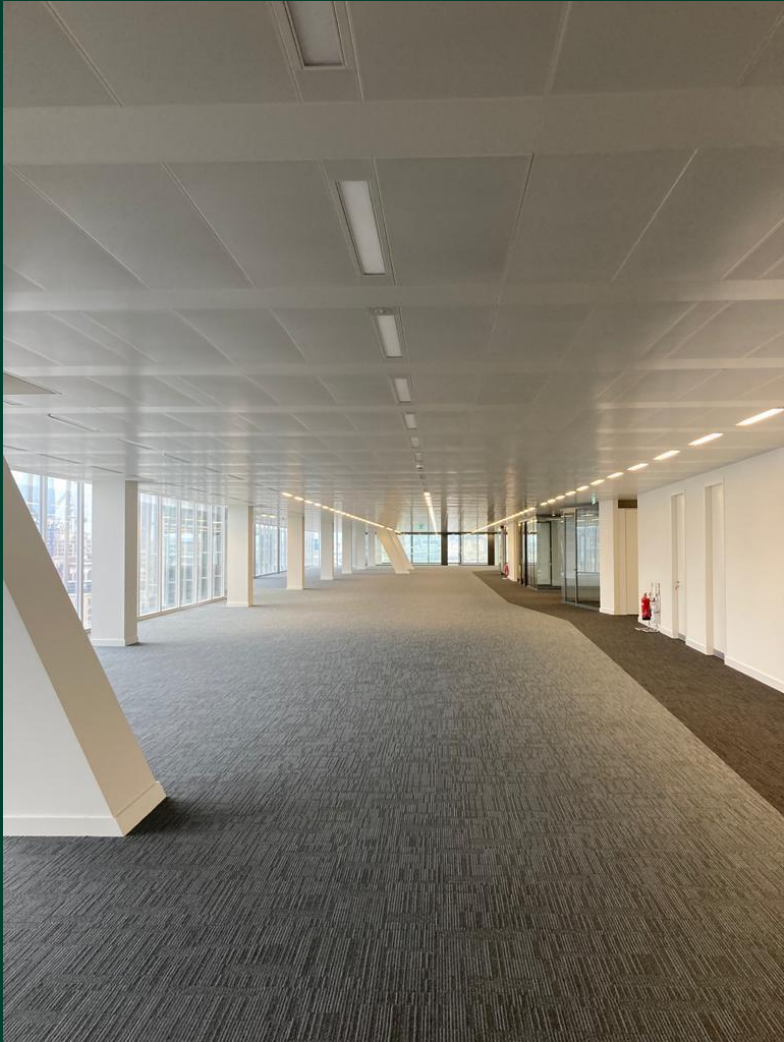
- 2 Winter Gardens
- CAT A Plus
- 8 x 21 Person Passengers Lifts
- BREEAM 'Excellent'
- Fully Accessible Raised Floors
- Large open floor plate
- 4 Pipe Fan Coil AC
- 12 meeting rooms, 2 phone booths and 2 kitchens in situ
- Metal tiled suspended ceiling
- EPC Rating B

TERM

- **Lease:** New Sub-lease for a term by arrangement
- **Quoting Rent:** £65.00 psf pa
- **Rates (2021/22):** TBC
- **Service Charge (2021/22):** £8.55 psf pa
- **Estate Charge:** £2.34 psf pa

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LEVEL 17 EVENT SPACE

EVENT SPACE AVAILABLE AT COST AND SUBJECT TO AVAILABILITY



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