

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## GROUND & LOWER GROUND FLOOR SELF-CONTAINED E CLASS PREMISES WITH STREET FRONTAGE TO LET



**70-72 GREAT SUFFOLK STREET, LONDON, SE1 0BL.  
APPROX. 1,780 SQ FT SQ FT (165.3 SQ M)**

### LOCATION

The property is located on Great Suffolk Street on the corner of Surrey Row and just to the south of the junction with Union Street. Southwark Underground station (Jubilee line) is within a five minute walk and Waterloo station is also within walking distance together with the various attractions of the Bankside locality.

The surrounding area is a highly popular business, residential and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices, hotels and apartments.

### DESCRIPTION

The available accommodation comprises a self-contained office (E Class) premises in a mixed use development. The property is arranged over the ground and lower ground floors, interconnected by way of its own internal stair. The ground floor is arranged as open plan reception area with two meeting rooms whilst the lower ground is divided into three large areas via glass partitioning that can be altered if required. Prominent glazed frontage at ground floor level and light wells provide good natural light to the lower ground floor.

The approximate overall floor area is: 1,780 sq ft (165.3 sqm).

# 70-72 GREAT SUFFOLK STREET

## AMENITIES

- LED lighting
- Tiled flooring
- Under floor heating
- WC & Shower
- Two meeting rooms on ground floor
- Kitchen point
- Perimeter power and data trunking
- Access to Cycle Storage
- Self-contained with frontage



## TERMS

New lease on terms by negotiation, outside Landlord & Tenant Act.

## RENT

£58,000 pa exclusive of all outgoings.

## BUSINESS RATES

Approx. £16,467 payable for the year 2024/25 (Rateable Value being £33,000).

## SERVICE CHARGE

Currently approx. £2,140 per annum.

## ENERGY PERFORMANCE

EPC Asset Rating = 42 (Band B).



## FURTHER DETAILS

For further details please contact:

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : com@fieldandsons.co.uk

[www.fieldandsons.biz](http://www.fieldandsons.biz)



## 70 GREAT SUFFOLK ST- LOCATION PLAN



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.