

**RETAIL UNIT TO LET
WITHIN THE RETAIL
ARCADE, THE SHARD
QUARTER SE1**

UNIT 5 - CLASS E 1,070 SQ FT

KOOPMANS

PROPERTY INVESTMENT | ASSET MANAGEMENT

THE RETAIL ARCADE, THE SHARD QUARTER SE 1.

The Retail Arcade is a link between The Shard and London Bridge Station and forms part of The Shard Quarter Estate. It is located within 100 metres of the Shangri-La Hotel and The View from The Shard, benefitting from a monthly footfall of 400,000 people. London Bridge Station itself hosts in excess of 50 million passengers a year.

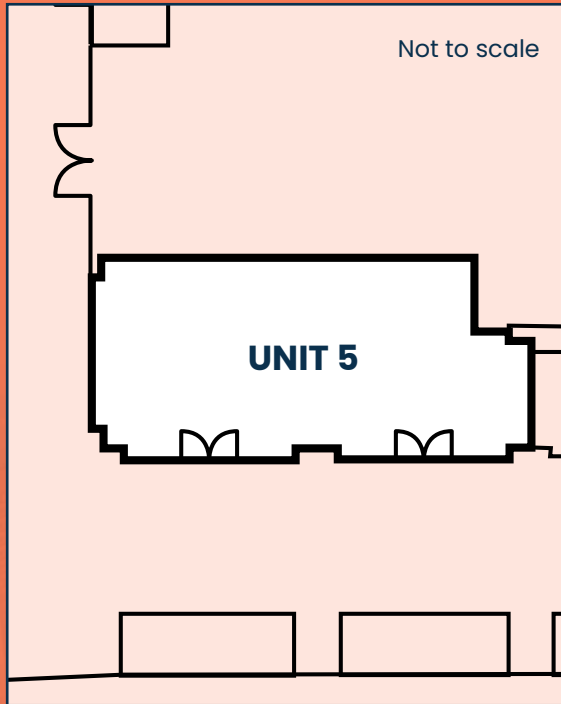
Unit 5 occupies a prominent corner position within the Retail Arcade and benefits from a triple glass frontage. The unit was previously occupied by Starbucks and is ready for an incoming tenant's fit out.

Unit 5	1,070 Sq Ft	99.4 Sq M
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London Bridge is home to a diverse range of professionals, students and families. It also boasts a record number of commuters and tourists every day. All of these lead to a vibrant retail economy with a number of multiple and boutique brands present, including itsu & Superdrug.



UNIT 5 - CLASS E 1,070 SQ FT







LEASE

A new lease is being offered direct by the Landlord on terms to be agreed

RENT

£87,500 pax

BUSINESS RATES

Interested parties are advised to make their own further enquiries

SERVICE CHARGE

£11,387 pa (£10.64 psf) excluding utilities



VAT

Payable on all outgoings

TIMING

Immediate

EPC RATING

A

POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs



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www.koopmans.co.uk
01923 853749

ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT KOOPMANS

Eli Younger 0208 044 3494

eliy@Koopmans.co.uk

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