

MAKING
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TO LET

**49 SURREY ROW, LONDON, SE1 0BY
SELF CONTAINED, E CLASS SPACE TO LET / FOR SALE**

DESCRIPTION

49 Surrey Row is a self-contained, E-class unit arranged over ground and lower ground floors. The units have good frontage onto Surrey Row.

Both floors are in shell and core condition and benefit from excellent floor-to-ceiling height.

LOCATION

The new development is located on the east side of Surrey Row. Nelson Square Park is located just behind the property, and other local amenities include Bread Street Kitchen & Bar, Bala Baya Restaurant and Foundry Coffee.

Southwark Underground Station is a 4-minute walk away, providing access to the Jubilee line.

ACCOMMODATION

	SQ FT	SQ M
Unit	2,000	185.80
TOTAL	2,000	185.80

TENURE

A new lease is available direct from the Landlord

EPC

To be assessed.

AMENITIES / OPPORTUNITY

- Self-contained
- Use Class E
- Good frontage
- Open plan
- Shell & Core
- Great floor-to-ceiling height
- Good location

RENT

On application

RATES

We recommend interested parties to make their own enquiries with the local authority.

SERVICE CHARGE

To be confirmed

VAT

VAT will **NOT** be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

**VIEWINGS – 020 7389 1500**

Harry Darby

t: 07714 690431

e: hdarby@shw.co.uk

Richard Williams

t: 07385 662 009

e: rwilliams@shw.co.uk



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