

AITCHISON RAFFETY

- Open plan office accommodation
- Five floors available
- Air conditioning throughout
- Excellent transport links
- Kitchenette on each floor
- Available on a new flexible lease

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Saxon House, 48 Southwark Street, London, SE1 1UN

Bright Open Plan Office Suites close to London Bridge.

Approx. 1,027 - 5,290 Sq Ft (95.41 - 491.44 Sq M)

To Let

Saxon House, 48 Southwark Street, London, Greater London, SE1 1UN

Description

Five bright open plan air conditioned office suites close to London Bridge. The property has undergone internal improvements in recent years, which boasts a new reception and redecorated common parts.

The offices are fitted out to good decorative standard with the benefit of excellent natural light and demised meeting rooms on the first, second and third floors.

Location

Located on the north side of Southwark Street, opposite Flat Iron Square, one of London's most fashionable street food markets.

The property benefits from excellent transport links being within 5 minute walk to London Bridge Station (Jubilee, Northern Line and National Rail).

Floor Area

First Floor	1,027 Sq Ft	95.41 Sq M
Second Floor	1,078 Sq Ft	100.15 Sq M
Third Floor	1,061 Sq Ft	98.57 Sq M
Fourth Floor	1,058 Sq Ft	98.29 Sq M
Fifth Floor	1,066 Sq Ft	99.03 Sq M
Total	**5,290 Sq Ft**	**491.44 Sq M**



First Floor



Third Floor



Fourth Floor



Fifth Floor

Saxon House, 48 Southwark Street, London, Greater London, SE1 1UN



Third Floor



Reception

Rent
£49.50 per sq ft

Terms
Available on a new flexible lease directly from the landlord.

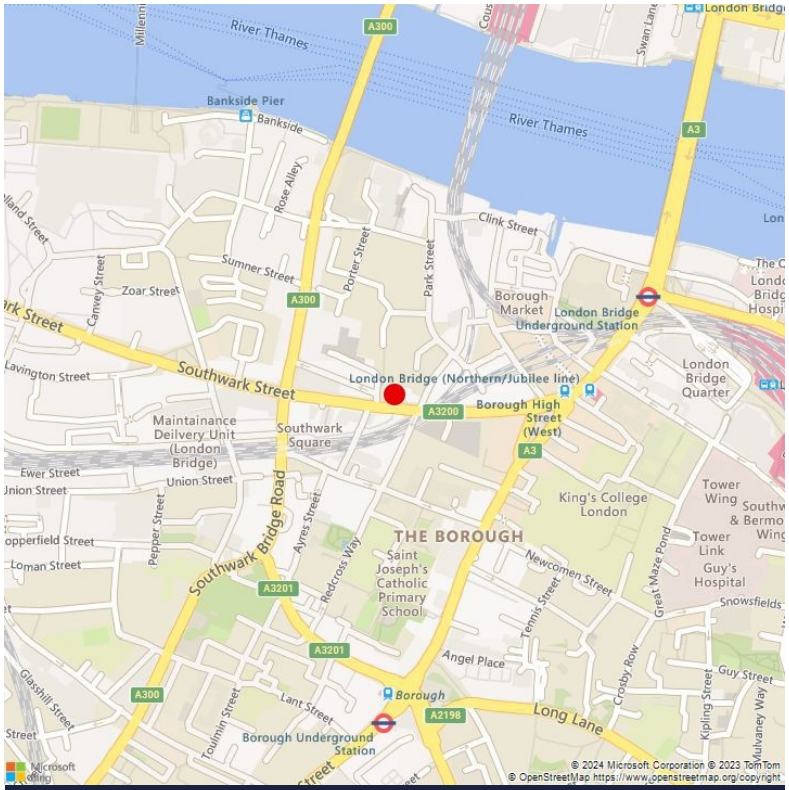
Business Rates
Estimated rates payable in the region of £17.58 per sq ft

VAT
This property is subject to VAT.

Energy Performance Rating
Band B (47)

Service Charge
Please contact for further information.

Legal Costs
Each party is to be responsible for their own legal costs.



Viewings
By appointment only with sole agents Aitchison Raffety -
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Max.Buckland@argroup.co.uk

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www.argroup.co.uk

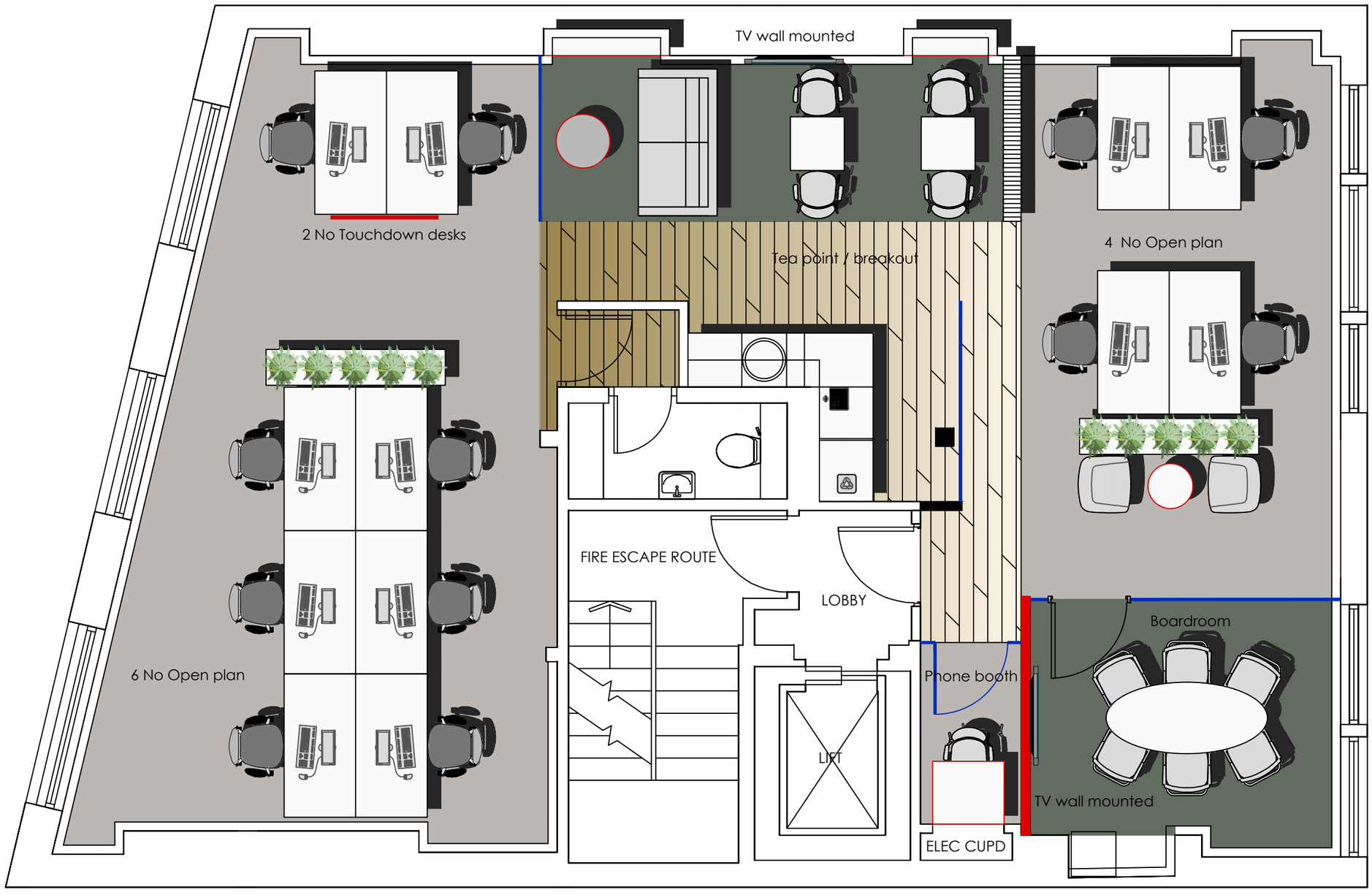
RICS
INVESTORS IN PEOPLE™ We invest in people Silver

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Second floor conceptual plan



Saxon House	DRAWING TITLE	DATE	DRAWING No	SCALE	REV
SECOND FLOOR Saxon House 48 Southwark Street London , SE1 1UN	2nd FLOOR PLAN	24.02.25		1:50@A3	

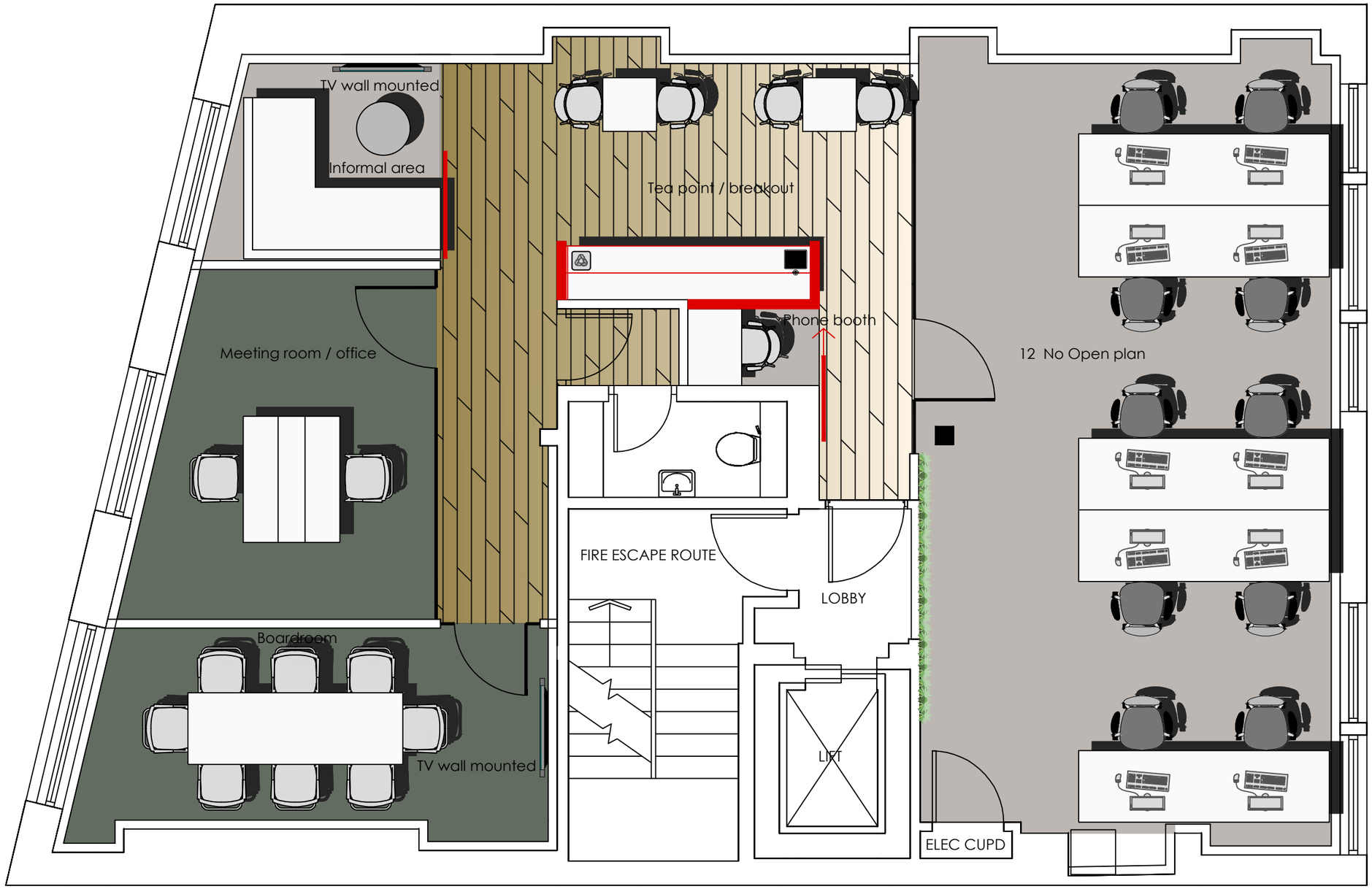
DRAWING TITLE

SECOND floor conceptual layout

03

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Third floor conceptual plan



Saxon House	DRAWING TITLE	DATE	DRAWING No	SCALE	REV
SECOND FLOOR Saxon House 48 Southwark Street London , SE1 1UN	3rd FLOOR PLAN	24.02.25		1:50@A3	

DRAWING TITLE

THIRD floor conceptual layout