

Available To Let  
From 1,500 sq ft

LONDON BRIDGE



91-95

SOUTHWARK  
BRIDGE ROAD  
LONDON SE1 0AX



PEER GROUP PLC



# 65%

Increase in capacity  
in peak hours at  
London Bridge

Thames Clipper  
services to  
Canary Wharf from  
London Bridge



More trains to  
Farringdon for  
Elizabeth Line  
services

# 123

Trains an hour pass  
through London  
Bridge, rising to  
168 in 2018



Adjacent to  
Flat Iron Square

# #1

London Bridge Station  
redevelopment named  
greatest infrastructure  
project in London  
for 2017



3 Minutes to  
Borough Market



4 Minutes walk to  
London Bridge  
Station



5 Minutes  
walk from  
the UK's  
iconic tallest  
building  
The Shard

## LOCATION

91-95 Southwark Bridge Road is prominently located on the east side of Southwark Bridge Road, immediately to the south of Union Street.

There are numerous amenities close by including Britain's most renowned food and drink market, Borough Market, and Flat Iron Square which includes a vibrant selection of restaurants, bars, street food and outdoor space.

Transport connections are unrivalled with the entrance of the £1bn newly redeveloped London Bridge station within a 4 minute walk away providing excellent travel connections.

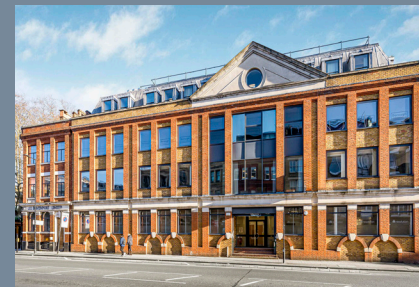
## DESCRIPTION

91-95 Southwark Bridge Road provides newly refurbished offices in a central South Bank location

The available accommodation is arranged over 1st and 3rd floors.

## AMENITIES

- Excellent natural daylight
- Heating and Air Conditioning system
- Under Floor and Perimeter Trunking
- EPC Grade 'B'
- Suspended Ceilings
- WCs/DDA WC/Showers
- Secure Cycle Storage
- Lift
- Kitchen on each floor
- High ceilings



FLOOR	Sq Ft	Sq M
1st	1,500 - 3,155	293.1
3rd	2,333	216.7
Total	5,488	509.8

# 91-95

SOUTHWARK BRIDGE ROAD  
LONDON SE1 OAX



70

New retail outlets - part of the 83m passenger interchange at London Bridge Station

## London Bridge

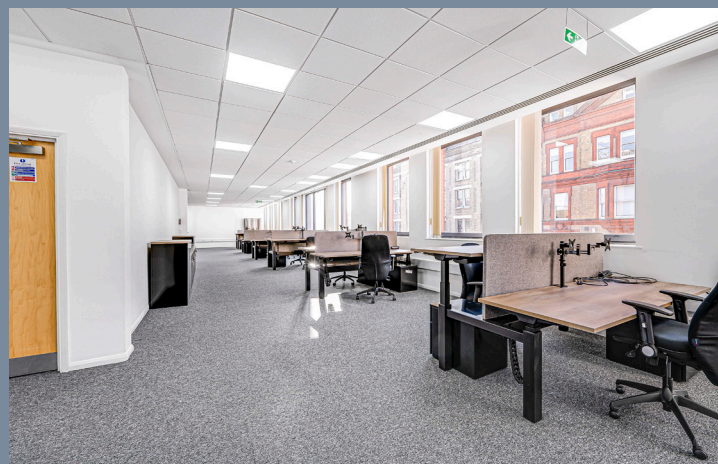
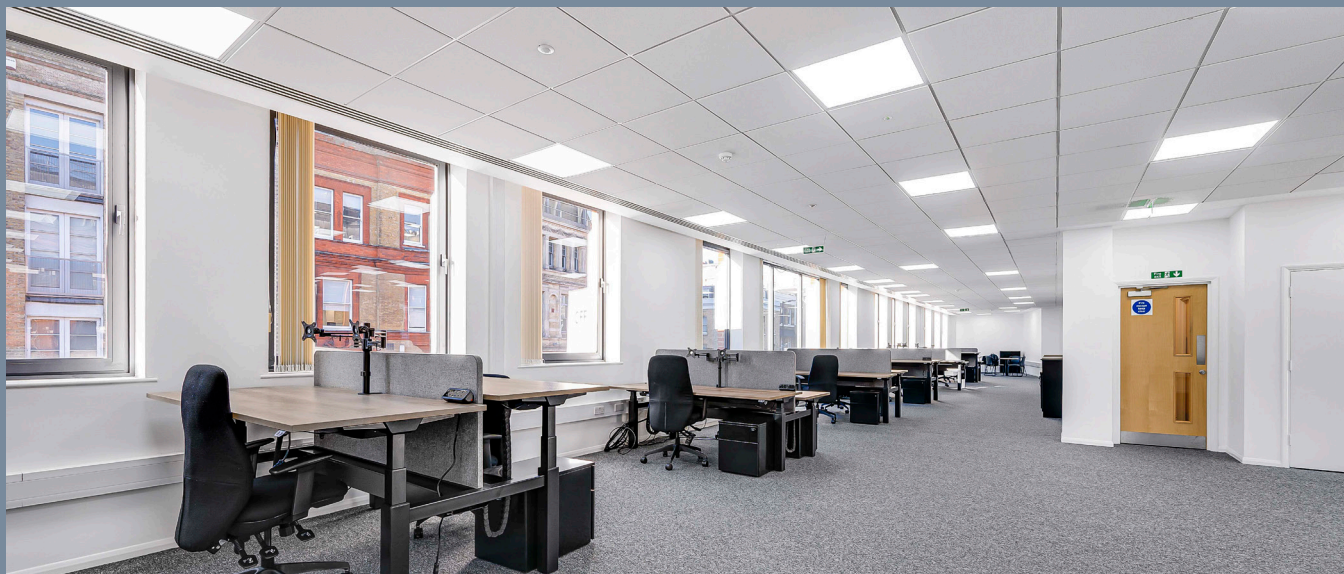
One of the most exciting and fastest growing retail areas in the capital, with over 70 new shops, bars and restaurants set to open at London Bridge Station in 2018.

£300m

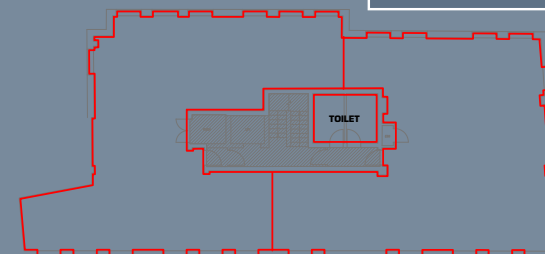
Flagship redevelopment of Borough Yards

## Borough Yards

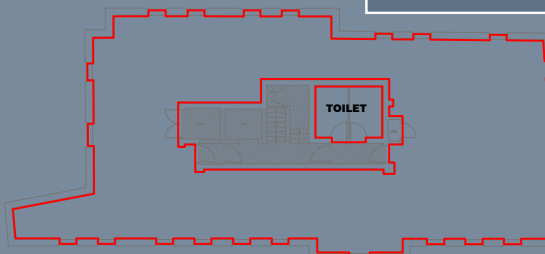
The £300m redevelopment of the Vinopolis site will become a focus on Boutique retailing and leisure further strengthening the area.



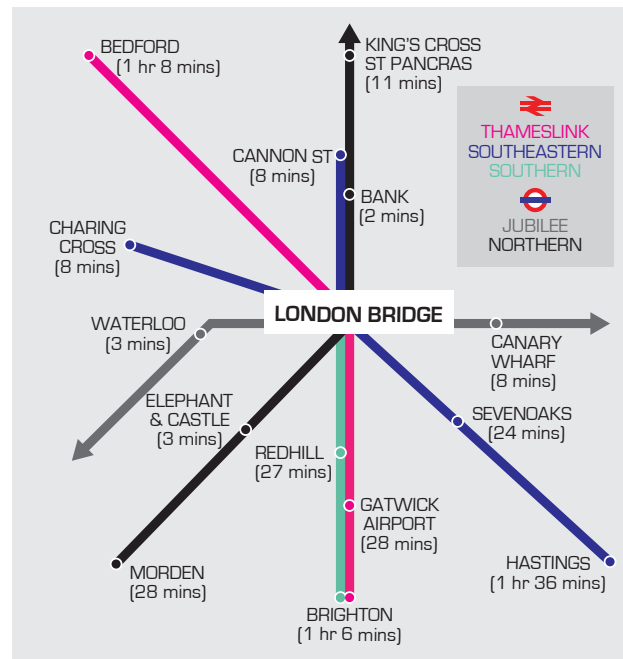
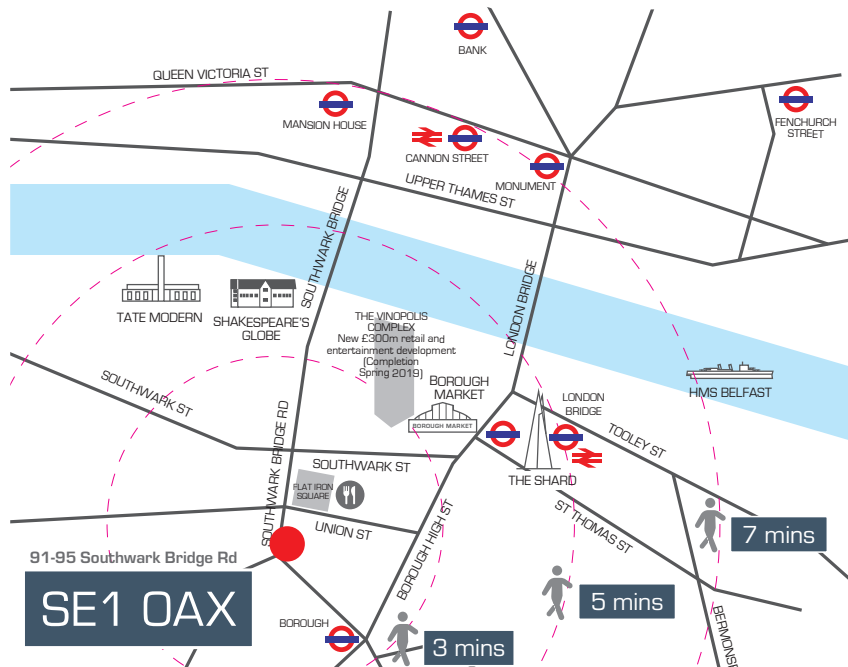
FIRST FLOOR



THIRD FLOOR







## LEASE DETAILS

Terms by arrangement.

## VIEWING

Please contact:

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