

# 36 SOUTHWARK BRIDGE ROAD

LONDON, SE1 9EU



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This renovated warehouse with exposed brick walls, wooden flooring and an on-trend interior, offers fully furnished office space that can be rented on a flexible short term contracts. The building offers facilities such as a membership lounge, meeting rooms, break-out areas, kitchens equipped with full coffee and juicing facilities FOC, networking events, full audio visual equipment and state-of-the-art sound system.

## LOCATION

Located in an in demand location for office space. London Bridge is less than a 5 minute walk giving access to Northern, Jubilee and National Rail lines. Conveniently located just a moments walk away from the eateries and bars in Borough Market, and the cultural hub that is the Tate Modern

## SPECIFICATION/AMENITIES

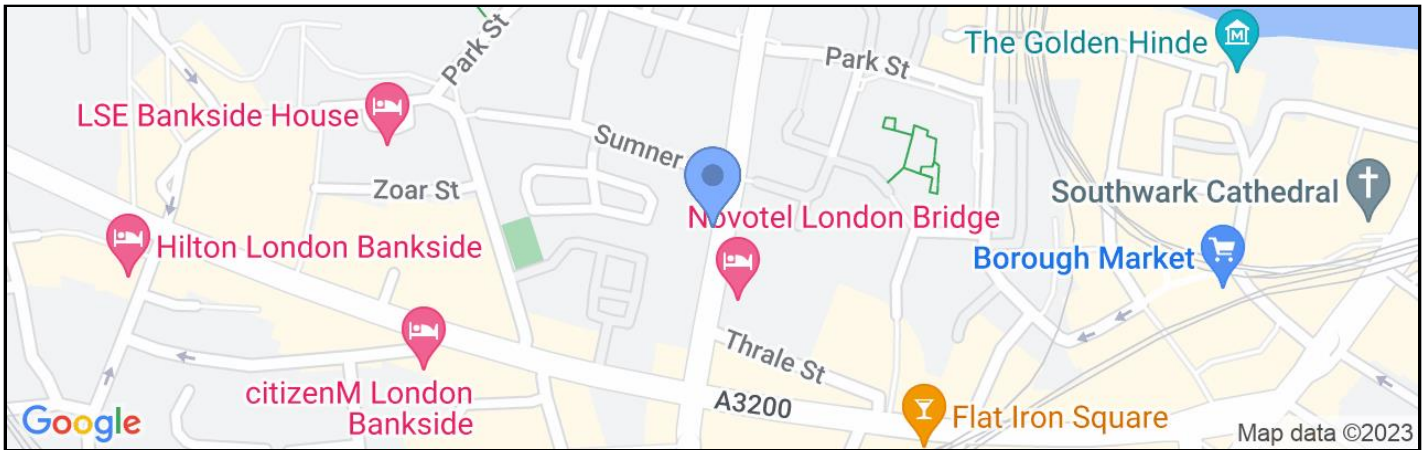
- Fully furnished private offices
- 24/7 Access
- On site support staff
- Event Space
- Meeting rooms available for hire
- Fully stocked Kitchens
- Lounge Areas
- Flexible Office Contracts

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2023