Penthouse Office
93 Great Suffolk Street
SE1

A Stunning Penthouse Office Floor
2,619 sq ft (243.38 sq m)
For Sale
The property is situated at the junction of Great Suffolk Street and Southwark Bridge Road.

There are local shops and restaurants in the close vicinity along with the wonderful Borough Market and London Bridge Station a short walk away. Waterloo and Southwark stations are about 12/13 mins walk and the Tate Modern, the Millennium Bridge and the new Gordon Ramsey restaurant are at the northern end of Great Suffolk Street some 500 mtrs away.

**LOCATION**

**4th floor Penthouse Office**

**2,619 sq ft**

(243.38 sq m)

**Energy Efficiency Rating:** Band E

A copy of the certificate is available from the agents.
The Penthouse is the 4th floor of a 7 year old purpose built modern development. The entrance lobby leads to a 10 person lift rising to an open landing with large double wood with glass insert doors leading into the office space.

The accommodation is structurally open plan with full height glazing around both of the road frontages. There is a large wooden decked terrace running around the same frontages with glass kicker panels. This provides tremendous vistas of the City and London Bridge office buildings including the Shard. There are return views of the London Eye and The Waterloo skyline.

The office has a well proportioned glazed wall meeting room and a small kitchenette. The rest of the space is left open plan, with demountable wall shelving/racking. A quality wooden floor is laid throughout with a range of floor boxes. Air conditioning controls the temperature.

The property is held on a 999 year ground lease, which commenced in 2007. The ground rent is £350 per annum and rises by £350 every 25 years up to a capped level £4,000 pa. The lease is for sale with the benefit of all of the vendors installations (schedule to be provided). For details of the terms please contact the sole selling agents:

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MISREPRESENTATION ACT 1967
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is on no way guaranteed.