

# The Cottons Centre, 47-49 Tooley Street London Bridge, London, SE1 2QN



OFFICE TO LET | 1,927 sq ft



## Location

Conveniently located close to London Bridge underground station (Northern / Jubilee Lines), the entrance of this building is found on Tooley Street.

## Floor Areas

Floor	sq ft	sq m	
Part 5th Floor	1,927	179	U/O
<b>TOTAL (approx.)</b>	<b>1,927</b>	<b>179</b>	

\*Measurement in terms of NIA

## Description

The part 5th floor has recently been refurbished to a high standard and offers fully fitted accommodation with stunning views over the river Thames.

### Suzy Link, Agency Surveyor

📞 020 7025 8940

### Christos Lemos, Agency Surveyor

📞 020 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract January 2017**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

# The Cottons Centre, 47-49 Tooley Street

London Bridge, London, SE1 2QN



OFFICE TO LET | 1,927 sq ft



## Terms

Tenure:	Leasehold
Lease:	New flexible sublease available
Rent:	£58.50 psf pax
Rates:	Estimated at £10.57 psf pax (until 1st April 2017)
Service Charge:	Approximately £17.00 (2016/2017)

## Amenities

- Fully fitted
- 24hr security and access
- Metal tile suspended ceiling
- Excellent views
- Air conditioning
- Raised floors

## Suzy Link, Agency Surveyor

📞 020 7025 8940  
📧 slink@monmouthdean.com

## Christos Lemos, Agency Surveyor

📞 020 7025 8941  
📧 clemos@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

**Subject to Contract January 2017**