

# STUNNING CHARACTER LIVE/WORK UNIT

## CENTRAL SE1 LOCATION

Tel: 07885 912 982



1 Playhouse Court, 64, Southwark Bridge Road, SE1 0AT  
Area Floor Space – 1,029 sq ft (96 sqm)

Rent - £50,000 per annum  
Available now.











No 8  
PLAYHOUSE  
COURT

Fable Data  
BY  
PLAYHOUSE COURT



1 PLAYHOUSE COURT,  
FIRST FLOOR, 64, SOUTHWARK BRIDGE ROAD  
LONDON SE1 3TN

## Description

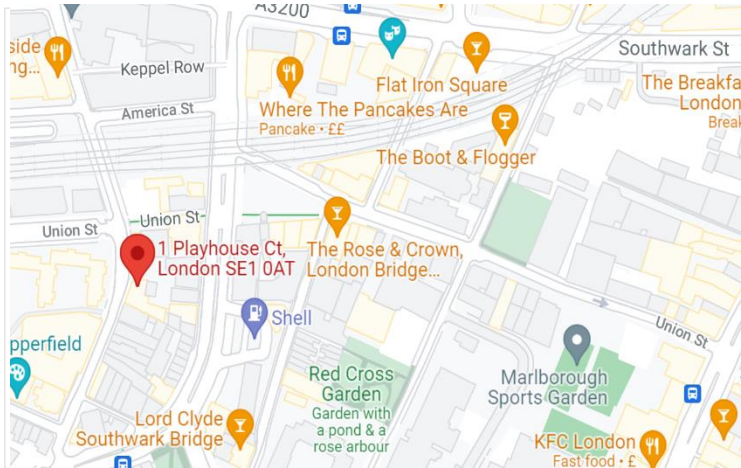
Accessed via an attractive courtyard and located on the first floor, an open plan live/work unit retaining many original features to include wood flooring throughout, high ceilings, exposed beams and brickwork. Excellent natural light with the added benefit of a store room and large private meeting room. There is a separate W.C and shower, kitchen and presented as a media design studio.

There are a host of local attractions and venues nearby to include all amenities at the junction on Union Street, Southwark Street and Borough High Street.

Various bus routes to all destinations serve the immediate area with London Bridge station mainline and underground services moments away.

A rare opportunity of leasing flexible accommodation for both living and working lifestyles.





## Location

Located on Southwark Bridge Road close to the junction with Union Street and within easy walking distance to London Bridge mainline (Southern /Thameslink & southeastern) and underground (Jubilee & Northern line) stations.

## EPC

EPC Rating – C = 51.

## Service Charge

Approx. £3,000 per annum.

## Term

A new lease is available for a minimum term of three years on terms by arrangement.

## ❖ Specifications

- ❖ Wooden floors throughout
- ❖ Cat 5 cabling
- ❖ Separate W.C/shower
- ❖ Store room
- ❖ Private meeting room
- ❖ Kitchen
- ❖ Alarm
- ❖ Excellent natural light
- ❖ Central SE1 location

## Business Rates

Approximately £4,200 per annum.

## Council Tax

Band H – Approximately £3,800 per annum.

## Rent

£ 50,000 per annum  
quoted exclusive of all outgoings.

## Floor Area

1,029 sq ft (96 sqm)

## VAT

No VAT is payable on the rent and service charge.

## Further Details

Ian Lim

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