

The Shard, Level 15, 32 London Bridge Street, London, SE1 9SG



OFFICES TO LET | 1,869 TO 10,830 sq ft



Location

Located in one of London's best connected and well known addresses, the Shard is situated in the newly created London Bridge Quarter. Fast becoming an attractive new business district in London, the West End, City and Canary Wharf are all within easy commutable distance. Occupiers benefit from all the amenities of the surrounding area such as Borough market and More London as well as close proximity to the major commercial quarters of London.

Description

The part 15th floor offers Grade A office space with stunning views over London. The part 15 floor offers a number of different area options for an occupier from 1,869 sq ft to 10,830 sq ft. The offices are available either fitted out or refurbished and benefit from excellent views and light over London.

Photos are for indicative purposes prior to fit out.

Floor Areas

Floor	sq ft	sq m	
Level 15 Area 1	1,869	174	Available
Level 15 Area 2	3,299	306	Let
Level 15 Area 3	5,662	526	UO
Total	10,830	1006	

*Measurement in terms of NIA

Bert Murray, Surveyor

07775 521 102

Paul Dart, Partner

07502 306 240

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 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 November 2021

020 7025 1390

4 Golden Square London W1F 9HT

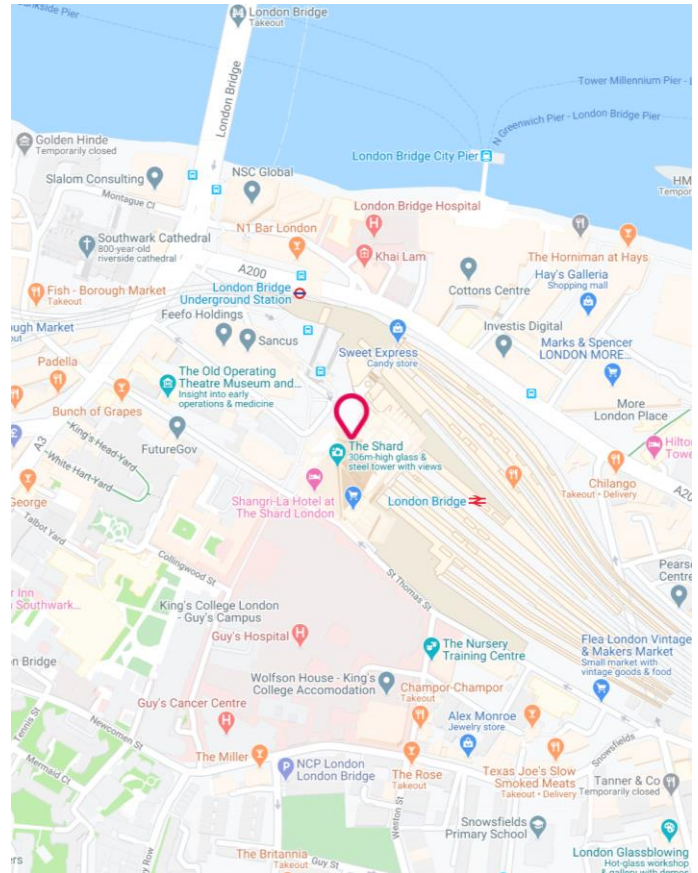
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Terms

Tenure:	Leasehold
Lease:	New flexible lease(s) for a term to be agreed
Rent:	£76.50 psf pax
Rates:	Estimated at £26.40 psf pax (2021/21)
Service Charge:	Approximately £13.00 psf pax
EPC Rating:	TBC

Amenities

- Floor to ceiling glazing
- 4 pipe fan coil air conditioning
- Amazing views over London
- Bike storage
- Showers and lockers
- Nine 21 person passenger lifts
- Fully accessed raised floors
- 24 hour security
- Spectacular double height modern reception

Bert Murray, Surveyor

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