Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

73-75 Newington Causeway
London
SE1 6BD

SELF CONTAINED OFFICE BUILDING

TO LET
3,640 Sq. Ft (338.10 Sq. m) approx.

020 8332 7788
Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
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Location:

73-75 Newington Causeway is situated in the heart of Southwark, on a main arterial road between the Underground Stations of Elephant and Castle and Borough, each approximately 5 minutes' walk away. Elephant and Castle Overground is also circa 5 minutes' walk and London Bridge Overground and Underground Station is approximately 15 minutes' walk. There are regular buses services within close proximity.

Description:

The property is constructed in a Georgian style which is rendered with stone with timber sash windows. Internally, there is a mixture of open plan and cellular offices with solid carpeted floors and perimeter radiators. There are solid ceilings with surface mounted fluorescent strip lights. The property is arranged over ground and three upper floors.

Accommodation:

The unit has the following approximate gross internal area:

FLOOR	SQ FT	SQ M
Ground	1,073	99.7
First	1,025	95.2
Second	842	78.2
Third	700	65.0
Total	3,640	338.10

Amenities:

- Central heating
- Timber floors
- Kitchen
- WCs
- Self-contained building

Lease:

The offices are available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£120,000 per annum.

Rating Assessment:

We are advised that the rateable value from 1st April 2026 will be £102,000. This gives rates payable of £48,960 per annum.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

EPC:

Upon application.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without

these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Through Sole Agents.

Michael Rogers LLP.

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