

TIDE

Bankside

**1,518 sq ft café opportunity
within a new 145,000 sq ft office
development in a thriving location.**

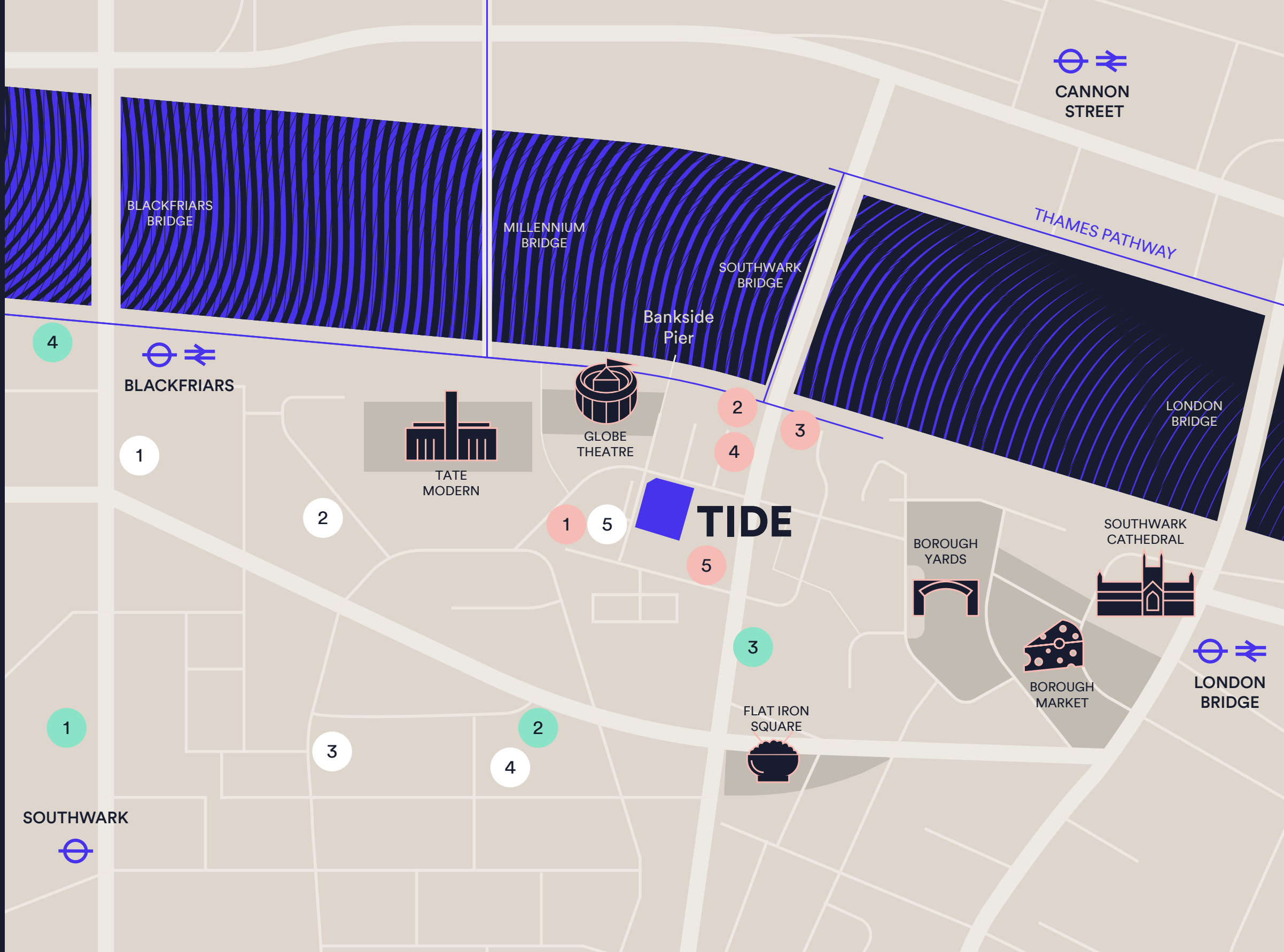


A café opportunity set within the ground floor of a brand new, sustainable 12-storey office development in the heart of the Southbank. Located near major cultural attractions, including the Tate Modern and Shakespeare's Globe Theatre and in close proximity to the Triptych office and residential development, an operator will attract a diverse clientele including local residents, tourists and office workers above. Additionally, staff from WPP's cluster of nearby HQ offices generate significant footfall on their route to and from Blackfriars.

8 Emerson Street, London SE1 9EA

A prominent corner café unit available at the ground level of a new office building in Bankside.

Computer generated image. Indicative only.



A vibrant and bustling destination.

- OFFICE
 - 1 Triptych
 - 2 Riverside House
 - 3 One Southwark
 - 4 Rose Court
 - 5 The Forge

- RESIDENTIAL
 - 1 Bankside Yards
 - 2 Neo Bankside
 - 3 Chapter South Bank
 - 4 Verso
 - 5 Triptych

- HOTELS
 - 1 Novotel London Blackfriars
 - 2 citizenM Bankside
 - 3 Ibis Styles Southwark
 - 4 Sea Containers

Floor plan

Unit 1
1,518 sq ft
141 sq m

- Café / Retail
- Workspace
- Loading Bay



Quoting terms_

Rent

£60,000 per annum

Term

10-year lease outside LT Act 1954

Service Charge

Year 1 @ £1.38 per sq ft

Contact_

**BRUCE
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