

CRUCIFIX LANE

LONDON SE1



CRUCIFIX LANE SE1

CRUCIFIX LANE IS JUST A TWO-MINUTE WALK FROM LONDON BRIDGE, ONE OF THE UK'S BUSIEST STATIONS.

While benefiting from high daily foot traffic, Crucifix Lane enjoys an attractive location set back at the top of the renowned foodie destination, Bermondsey Street.

The area is vibrant and home to a number of highly regarded restaurant and bars including, Kin + Deum, Casse-Croûte, Solip, Trivet and Bermondsey Bar and Kitchen.

The wider area has become a 7 day and night trading location, with a burgeoning retail and F&B scene that is home to destinations such as Borough Market, Vinegar Yard, and Maltby Street Market attract a large footfall to the area.



/// sugars.shell.kicked



A VIBRANT LOCATION

TOWER BRIDGE
🚶 9 mins (0.4 miles)

BOROUGH MARKET
🚶 10 mins (0.4 miles)

LONDON BRIDGE UNDERGROUND STATION
🚶 7 mins (0.3 miles)

CRUCIFIX LANE
LONDON SE1

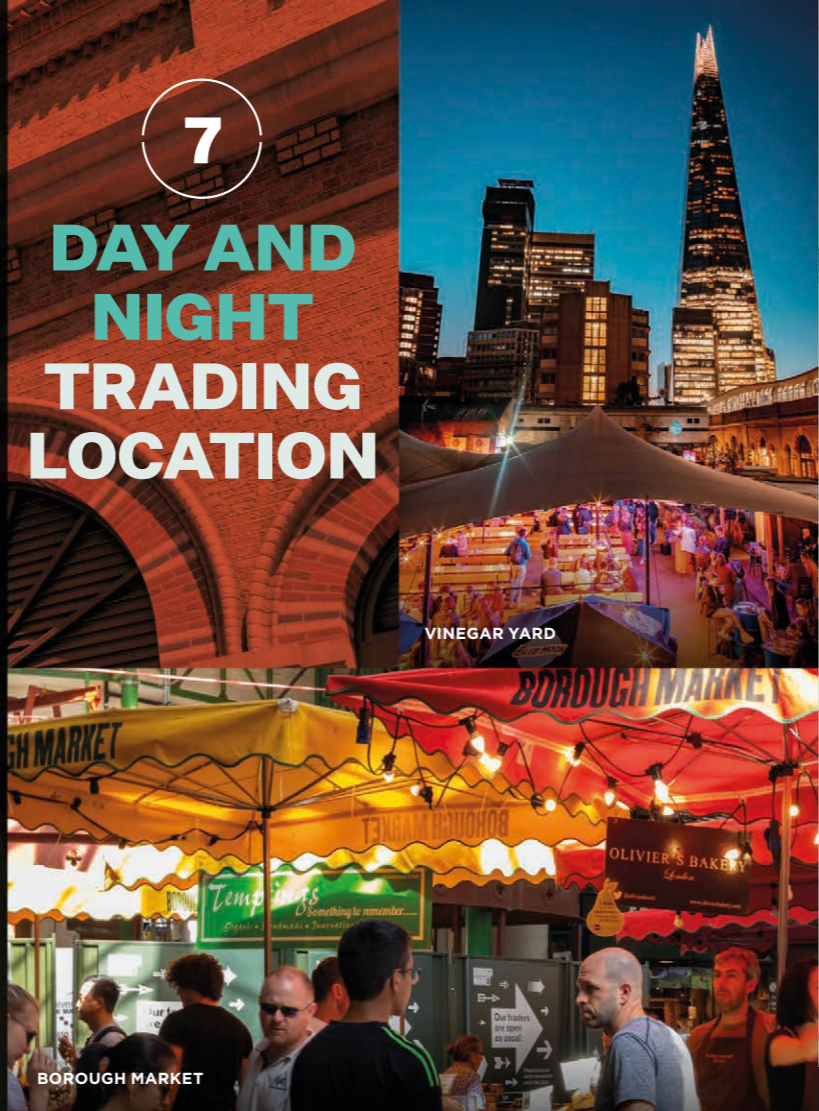
63.1M
USERS OF
LONDON BRIDGE
STATION
(2019/20)

LONDON BRIDGE IS THE 4th
BUSIEST STATION
IN LONDON

LONDON BRIDGE STATION
🚶 3 mins (0.2 miles)

VINEGAR YARD
🚶 2 mins (0.1 miles)

7 DAY AND NIGHT TRADING LOCATION



SPACE TO THRIVE @

4 -5 CRUCIFIX LANE, LONDON, SE1 2UU

4 - 5 CRUCIFIX LANE

An exciting opportunity for a restaurant, bar, retail business, or gym to occupy two Grade II listed arches in London Bridge.

Once home to the loved Jack's Nightclub, these two arches are now newly refurbished commercial units, located just 400 metres southeast of London Bridge Station.

Each has a unique frontage and arch structure, creating a striking space for a restaurant, bar, retail or gym to operate from.
A WC and 3-phase power has been installed in each unit.

ACCOMMODATION

| ARCH | SQ FT | RENT PA |
|------|-------|----------|
| 4 | 2,560 | £135,000 |
| 5 | | LET |

Planning approval has been given to install mezzanine in both of the units, more information is available on request. This will not form part of the landlords works.

- Unique arch structure creates a striking space for a restaurant, bar, retail, or gym to operate from.
- Both arches are newly refurbished, with glazed frontages, a WC, and 3-phase electricity installed.



GREAT LOCATION
NEARBY LONDON BRIDGE STATION



NEWLY REFURBISHED UNITS



FULLY GLAZED FRONTAGE



3-PHASE POWER



GOOD CEILING HEIGHT



WC FACILITY



GAS SUPPLY

FLOOR PLAN



COSTS PER ANNUM

| Unit | 4 | 5 |
|-------|----------|-----|
| SQ FT | 2,560 | LET |
| Rent | £135,000 | |

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B.

TERMS

Available by way of a new full repairing and insuring lease for term to be agreed, subject to standard break clauses benefiting the operational railway above.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent USP or Savills.

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