



9m high fully glazed
Class E space
in the heart of London Bridge


SHARD PLACE
LONDON

TO LET
Unit 2, Shard Place, London SE1 9JG
2,325 SQ FT

Shard Place Unit 2

2,325 SQ FT

216.0 SQ M

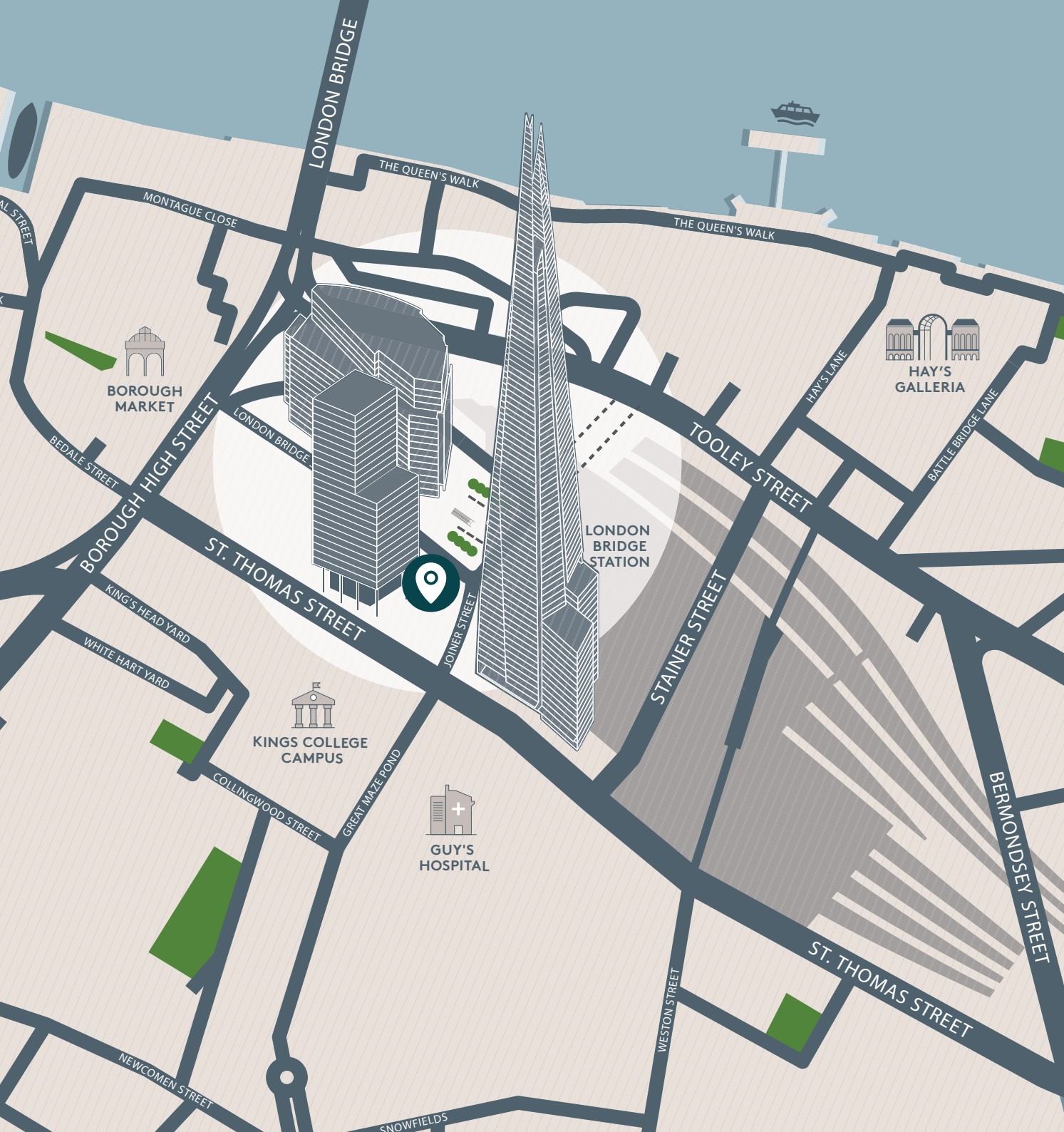
- Brand new building
- 9m high fully-glazed
- Set within public realm
- Shell & core
- EPC A
- Mezzanine floor
- Adjacent The Shard, Guys Hospital and London Bridge station

Service Charge £12.23 psf
Business Rates £35.60 psf

TECHNICAL SPECIFICATION	
Electric	100 amp (3 phase)
Low Temp Hot Water (LTHW)	Variable supply for max efficiency
Fresh Air	Ducted internal route provided
Water	22mm supply
Drainage	2x 100mm SVP drains







SHARD PLACE LONDON

RETAIL ENQUIRIES

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SAVOY STEWART
COMMERCIAL PROPERTY

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IMPORTANT NOTICE

Misrepresentation Act 1967 and Property Misdescriptions Act 1991. The particulars in this brochure are believed to be correct, but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract.