

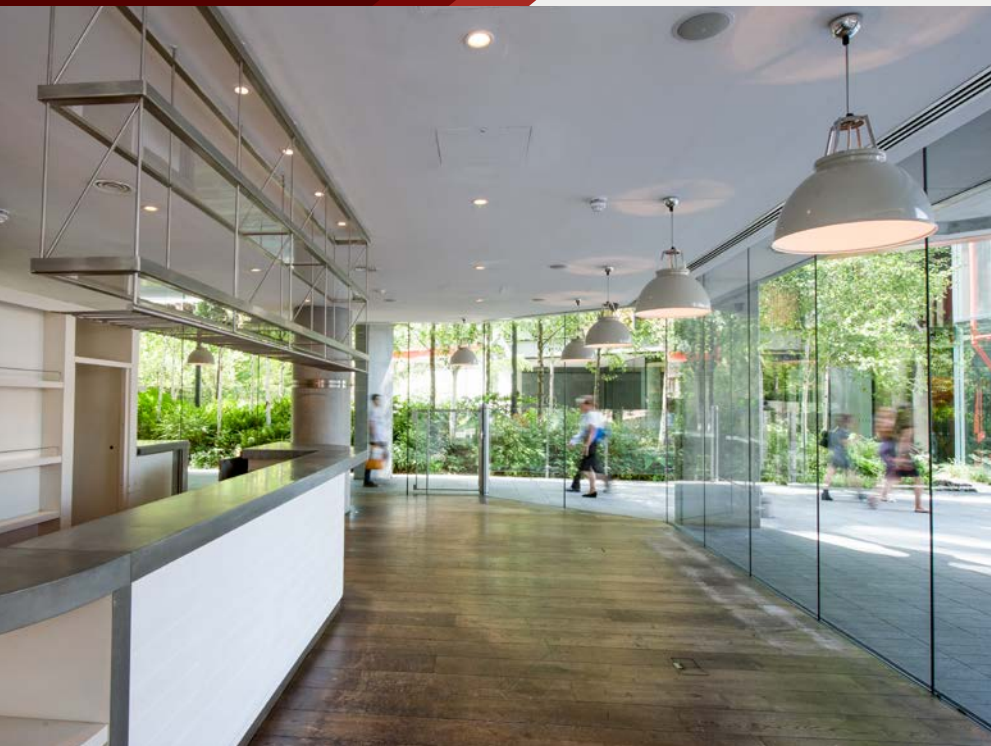
NEO

PAVILION B

**A1 / A3 UNIT
AVAILABLE IMMEDIATELY
PRIME SOUTHWARK
LOCATION
3,862 SQ FT**

52 HOLLAND STREET, LONDON SE1 9FU

30 MILLION+
visitors to the South Bank
each year
SOUTH BANK LONDON



NEO Bankside is located just minutes from the bustling Southbank running along the river Thames. Recognised as the cultural hub of prime central London and a growing business and retail centre the area is busy with tourists and office workers. The Southbank is a growing residential-led regeneration area with 1054 new homes built within the last 12 months (DataLoft Inform) and thousands of new homes in the current development pipeline.

The unit is a 1 minute walk from the **Tate Modern Gallery** and just minutes from the famous **Globe Theatre** and one of London's largest rail terminals, **Blackfriars Station**. The unit is in good condition and benefits from outdoor space for additional covers.

Nearby occupiers include; **Gail's**, **Carluccio's**, **Starbucks**, **Marks & Spencer**, **Black Sheep Coffee**, **Pret a manger**, **Crussh**, **Paul**, **Leon**, **Tibits** and **Tossed**.

5,656,004 **3,232,655**

visitors to the Tate Modern in 2017

visitors to the Southbank Centre in 2017

5

5-star hotels in the South Bank: London Marriott County Hall, Mondrian London, Hilton London Bankside, Shangri La Hotel at the Shard London, LaLit London

108

eating & drinking establishments in the South Bank area.

VISIT BANKSIDE

8

new restaurants expected to open in SE1 before the end of 2018

HOT DINNERS

1,000+

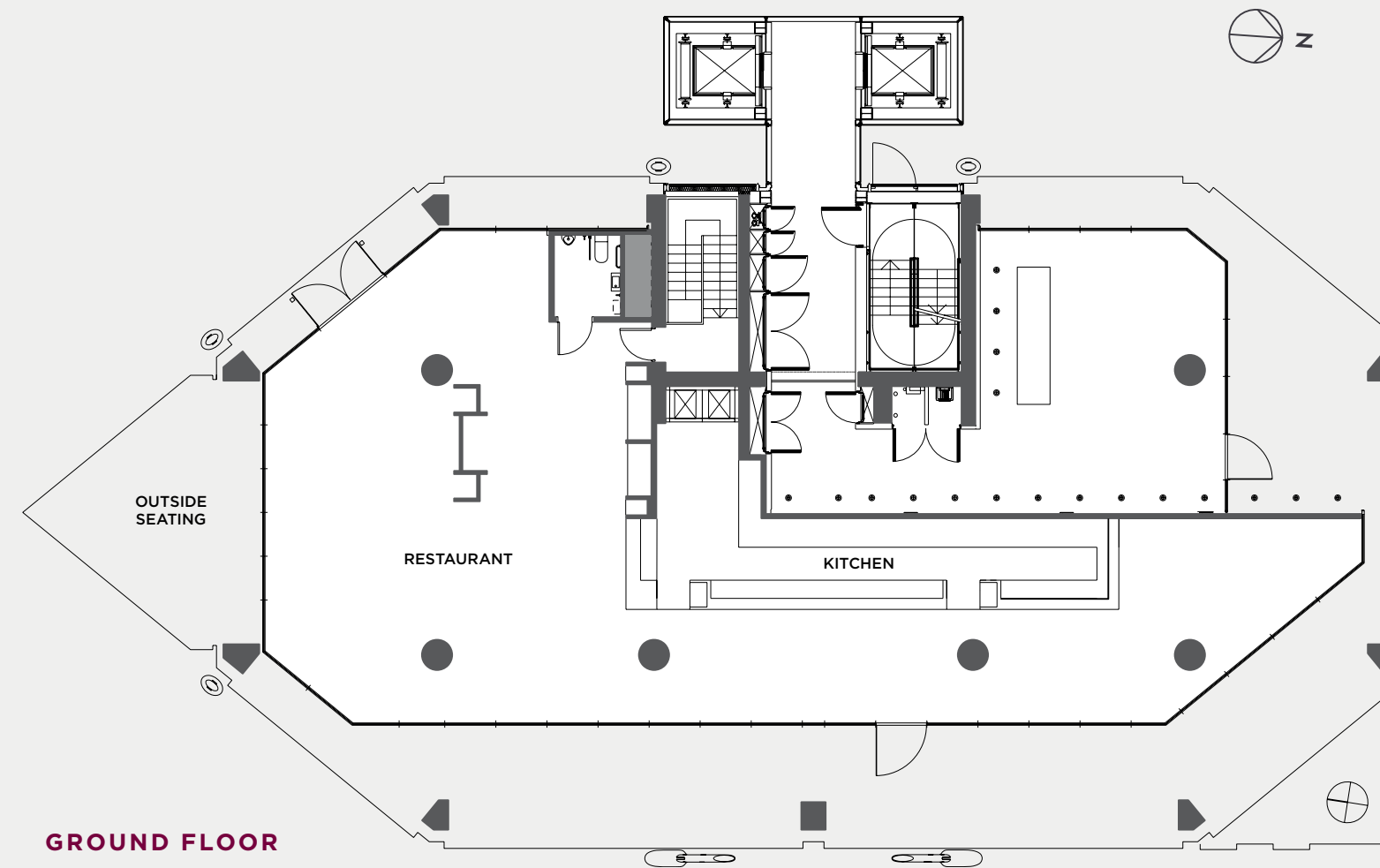
musicians play on the South Bank each year

SOUTH BANK LONDON

604

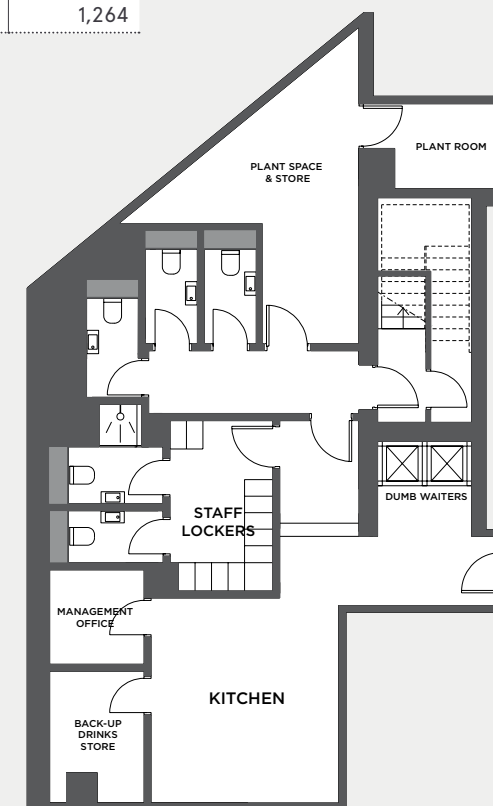
Listed heritage buildings in the South Bank

DATALOFT INFORM



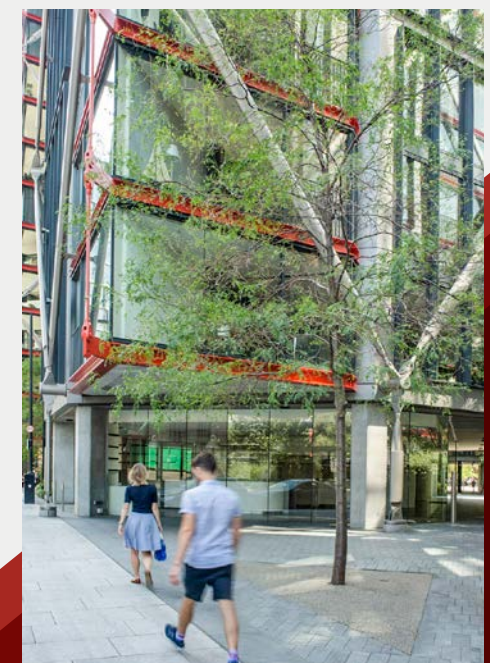
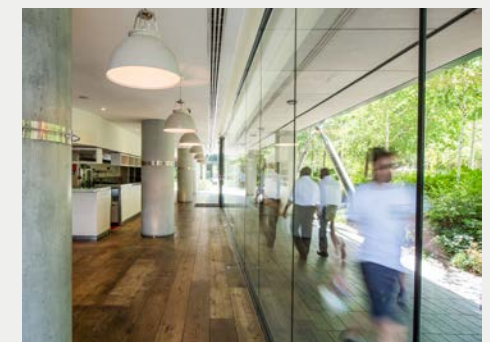
GROUND FLOOR

Floor	sq m	sq ft
Ground Floor	241.4	2,598
Outside seating	31.4	339
Basement	177.4	1,264



BASEMENT

Floorplans not to scale.





RENT

Upon application

LEASE

The property is available on a new lease for a term to be agreed. The lease will be held outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended).

PROFESSIONAL COSTS

Each party is to be responsible for its own legal and other professional costs.

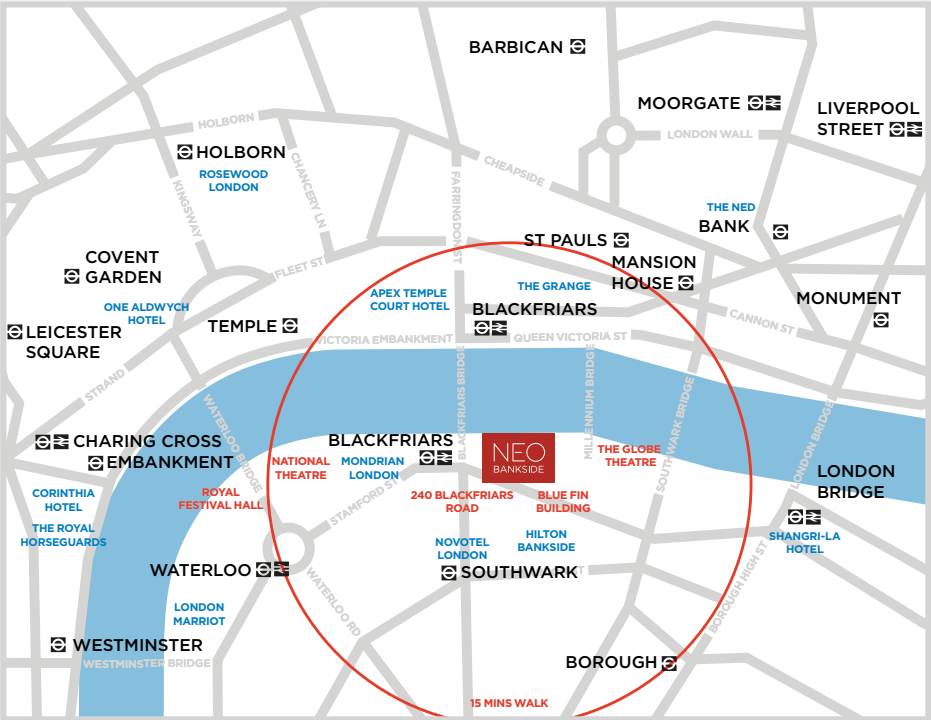
BUSINESS RATES

Rateable Value (2018/19)	£170,000
Rates Payable (2018/19)	£87,210

Interested parties should make their own enquiries with Southwark Council.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available to interested parties.



The South Bank is located between **2 of the UK's top 10 busiest railway stations:** Waterloo (99.4 million entries & exits) and London Bridge (47.8 million)
OFFICE OF RAIL AND ROAD

604
Listed heritage buildings in the South Bank
DATALOFT INFORM



JOINT AGENTS

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MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991

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