To Let

London Bridge

SU78 Tooley Street

July 2025

Overview

Brewed for busy lives: Your next coffee destination at London Bridge

Welcome to Unit 78, Tooley Street – where London Bridge station meets the city's unstoppable energy. This is more than just a unit. It's a front-row seat to one of London's busiest commuter hubs, with over 68 million passengers flowing through every year.

Perfectly positioned between the Shard and the Thames, this space is surrounded by iconic landmarks, thriving offices, and a constant stream of locals, tourists, and professionals. Whether it's a morning espresso, a midday pick-me-up, or a post-meeting wind-down, your coffee will be the pause that powers their day.

With direct access to the overground, the Jubilee and Northern lines, and just steps from Borough Market, this unit is a magnet for footfall and flavour.

Unit 78 is ready. Are you?

About London Bridge station

68 million visits per year

23.4% unit penetration

15m average dwell time

Unit Details
Food & Beverage

Unit details

Floor area	458 Sq Ft
Shopfront	Glazed Shopfront 07 (with anodised aluminium louvered panels, within brick arches)
External seating	No

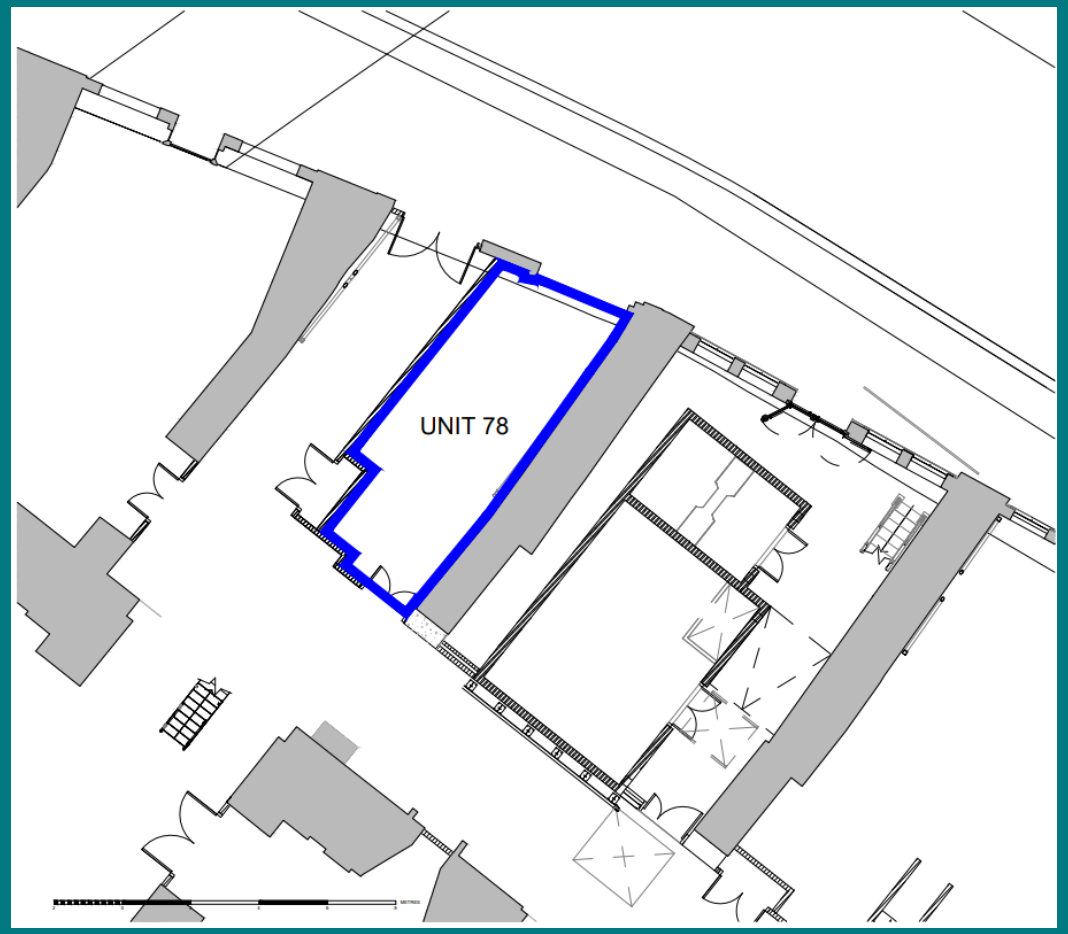
Services

Handover condition	Shell & Core
Power level	400A 415 /230V 3-phase service with 125 Amp breaker
Wifi	Tenant to install
Telecoms	Local BT Openreach distribution point for install by Tenant
Gas	None
Hvac	Builders duct route within mezzanine plantroom provided for general extract
Water and drainage	22mm diameter potable water supply provided by the landlord at a pressure of 3 bar SVP provided to the rear of the unit, capped off 100mm and 50mm waste at low level, 50mm vent pipe at high level

Terms

Minimum guaranteed rent	£80,000
Rent terms	Base rent or an agreed percentage of gross turnover. Whichever is the higher and will be net of VAT and exclusive of rates.
Rates	Please check the local government website for rate information
Service charge	Years 1 – 3: £15.00 psf Years 4 – 6: £17.00 psf
Length of lease	6 years (Outside of the Landlord and tenant act)
Available from	March 2026

Operations and legals



Delivery restrictions	Deliveries not permitted during peak hours of 07:00 – 10:00 and 16:00 – 19:00
Minimum trading hours	Monday to Friday 07:00 – 21:00 Saturday 08:00 – 20:00 Sunday 08:00 – 19:00
Listed building consent	Not required
EPC	Rating C – Score 65
Legal costs	Each party is to be responsible for their own legal costs
LLC Fee's	£4,000

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Jeremy Brittain

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