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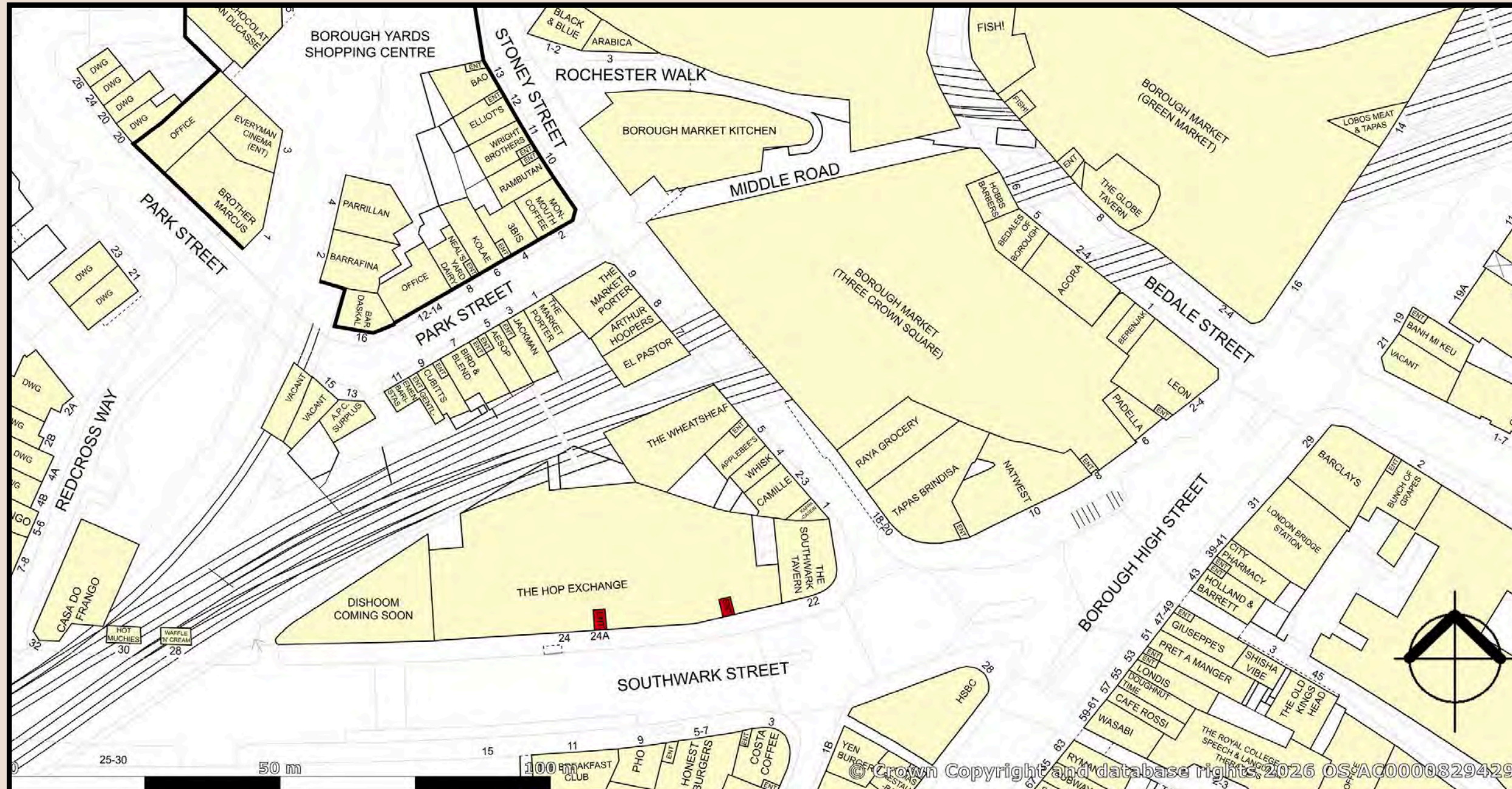
# The Hop Exchange

London Bridge, SE1

Hospitality and Leisure Opportunities

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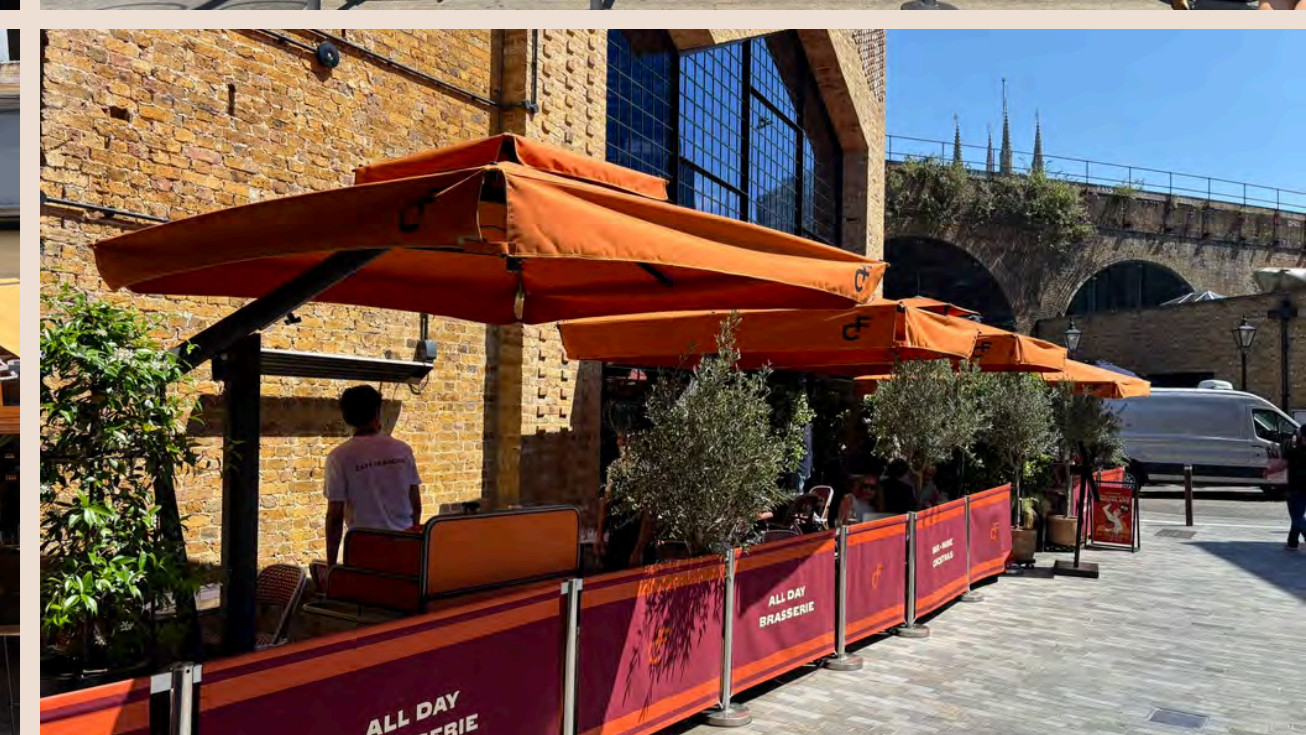
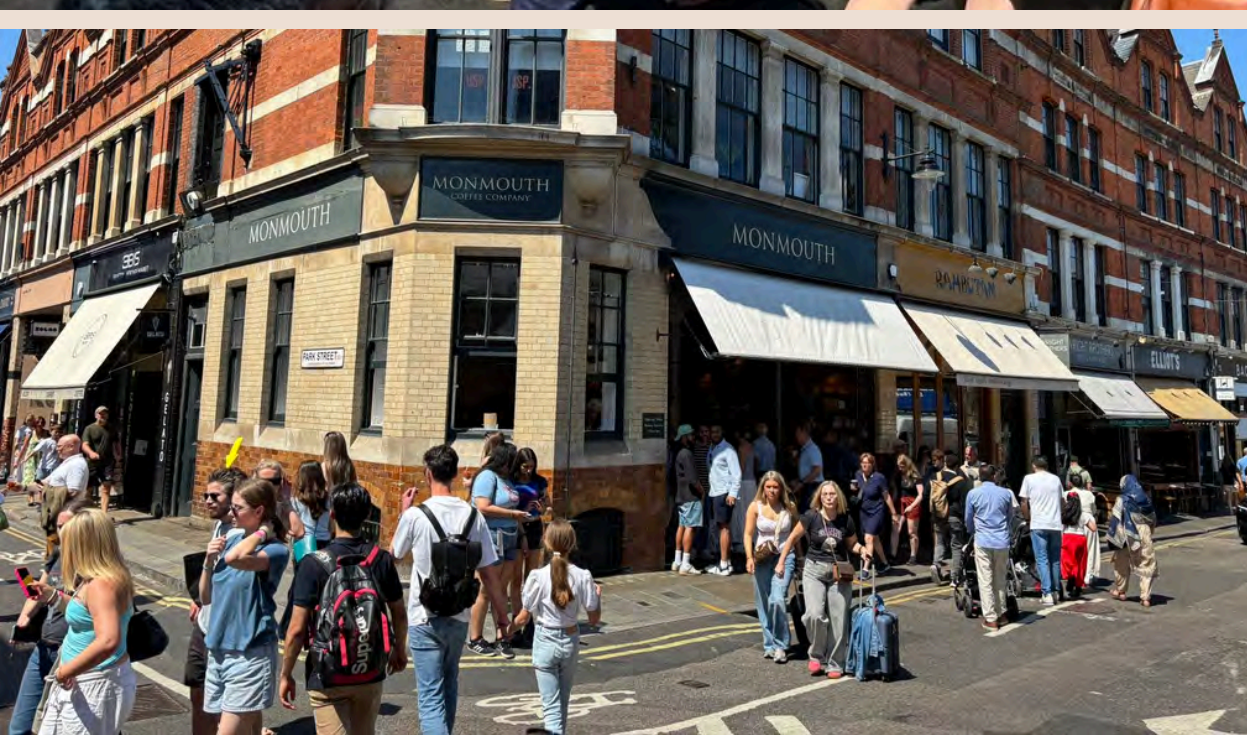
# LOCATION



Forming part of the iconic Hop Exchange, a 64,000 sq ft mixed use building, the units form part of a thriving F&B and leisure destination with World renowned food hub Borough Market next door.

The area is well connected with London Bridge Station (national rail, Northern and Jubilee Lines) within proximity.

Notable neighbouring F&B operators include Dishoom, Oma, Cafe Francois, Camille, Kolae and Rambutan amongst numerous others.



# OPPORTUNITY

- Dedicated ground floor entrances on Southwark Street
- Next to Borough Market and new Dishoom
- Shell condition with capped services
- Full extraction in situ
- Licenced 7-days a week 07:00 - 00:00
- E-Class Use
- Step free access to lower ground

## UNIT 1

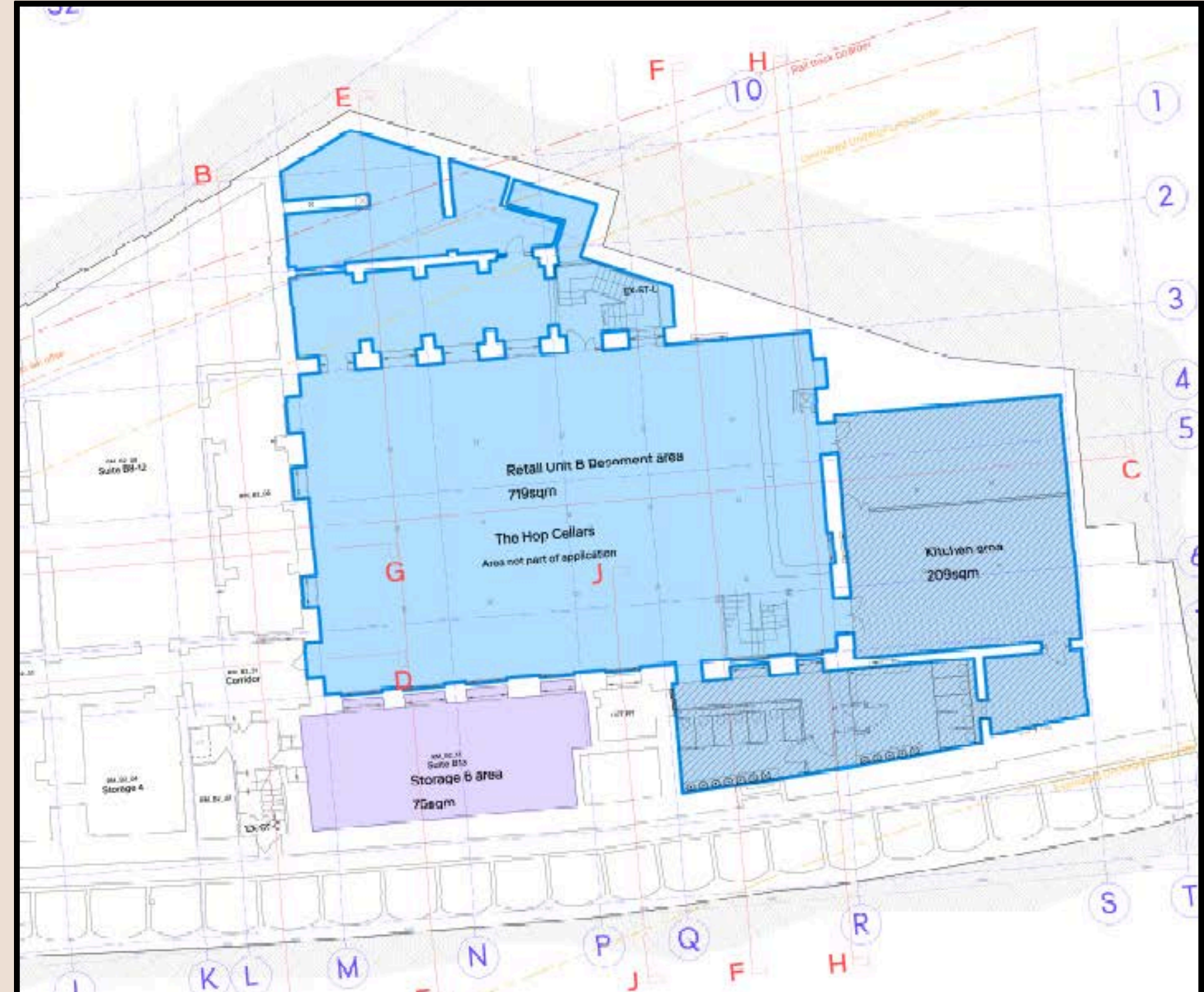
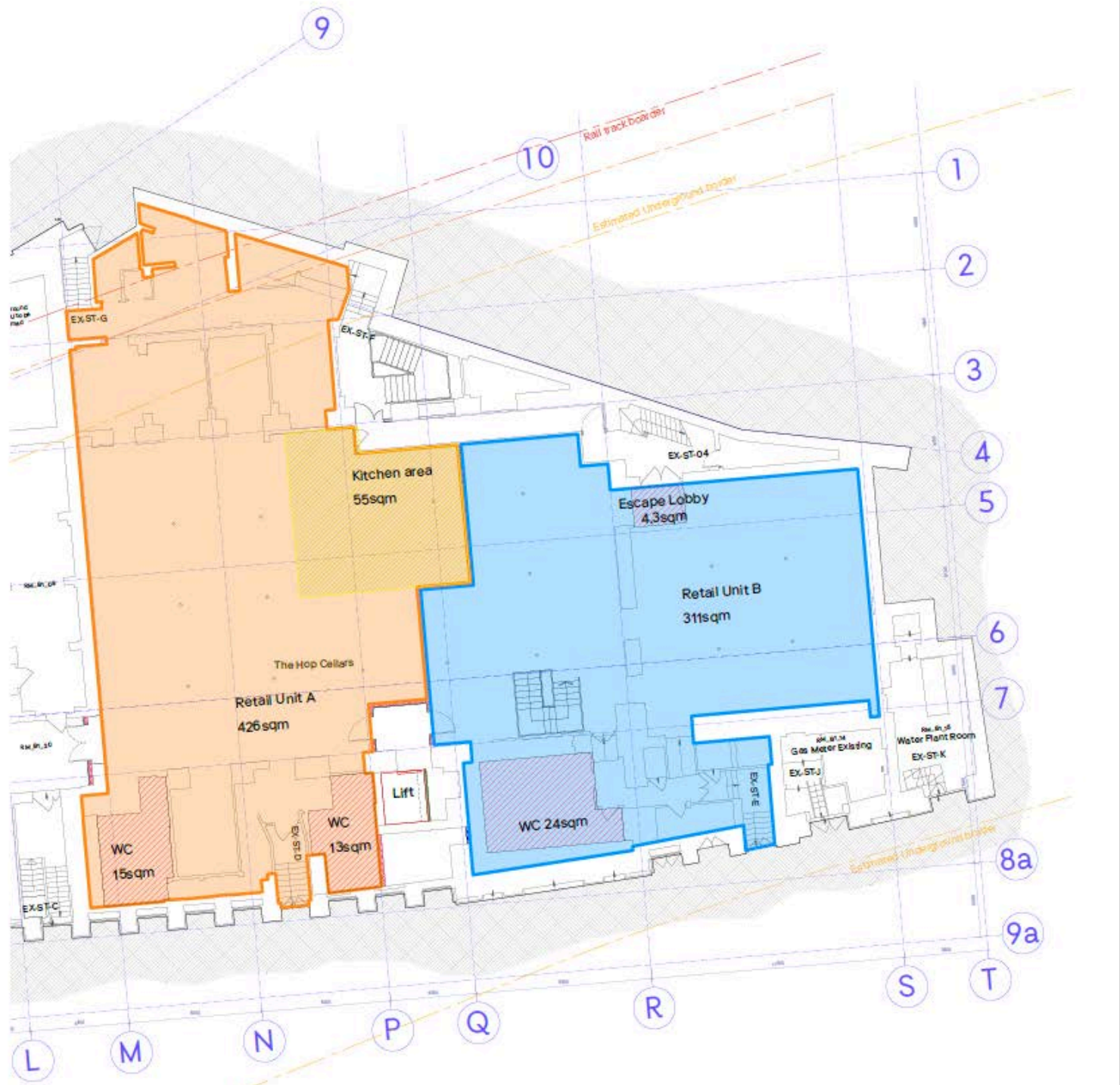
|              |             |
|--------------|-------------|
| Lower Ground | 4,607 sq ft |
|--------------|-------------|

## UNIT 2

|              |                     |
|--------------|---------------------|
| Lower Ground | 3,100 sq ft         |
| Basement     | 8,850 sq ft         |
| <b>Total</b> | <b>11,950 sq ft</b> |

Unit 1 - Orange

Unit 2 - Blue



Lower Ground Floor Plans



DAVIS  
COFFER  
LYONS

webb + partners  
REAL ESTATE ADVISORY

# SUMMARY

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## Tenure

New eFRI leases transacted outside the Landlord and Tenant Act 1954 on terms to be agreed

## Rent

Upon Application

## Use

E-Class

## Premises Licence

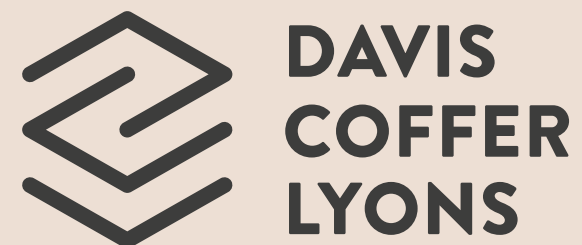
Monday - Sunday 07:00 - 00:00 (without food)

## Service Charge

TBC

## Business Rates

Interested parties are advised to make their own enquiries with the local authority

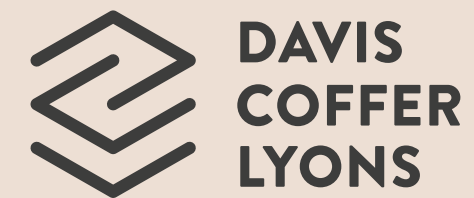




# CONTACT

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Viewings strictly by prior appointment only with joint sole agents Davis Coffer Lyons [dcl.co.uk](http://dcl.co.uk) or Webb Partners [webbandpartners.co.uk](http://webbandpartners.co.uk)



Louie Gazdar  
07908 119441  
[lgazdar@dcl.co.uk](mailto:lgazdar@dcl.co.uk)

Phoebe Brydon  
07874 284252  
[pbrydon@dcl.co.uk](mailto:pbrydon@dcl.co.uk)

**webb + partners**  
REAL ESTATE ADVISORY

Michael Webb  
07557 003000  
[michael@webbandpartners.co.uk](mailto:michael@webbandpartners.co.uk)

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