

FIELD & SONS

COMMERCIAL



3 La Gare
Surrey Row
London SE1 0BZ

3 La Gare, Surrey Row

Office/Live-Work Unit To Let

1,800 sq ft | 167 sq m

Split level unit to let

3 La Gare, Surrey Row

Split level office/live-work

Location

La Gare is located on Surrey Row, between Blackfriars Road and Great Suffolk Street. Southwalk Underground (Jubilee line) is approximately 250m to the north west. Waterloo and London Bridge stations are also within walking distance together with the various attractions of Southbank/Bankside localities.

The surrounding area is a highly popular business, residential and tourist locality; with extensive recent developments providing a vibrant mix of restaurants, bars, offices, hotels and apartments.

Description

Comprises an office/live-work unit arranged over ground and lower ground floor plus mezzanine within this converted 'Deco' style building.

Currently arranged as office accommodation, predominantly open plus meeting rooms and two kitchen points and w.c.s. Own entrances from the off-street courtyard.

Amenities

- Gas central heating
- Recessed spotlighing
- Perimeter trunking
- W.Cs and kitchen
- Mix of wood flooring & carpet
- Self-contained with own entrance
- Office/live-work use



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Split level office/live-work



Tenure

New direct lease on terms by arrangement.

Rent

£87,000 per annum, inclusive other than phone/I.T.

Energy Performance

EPC Asset Rating = 93 (Band D).

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