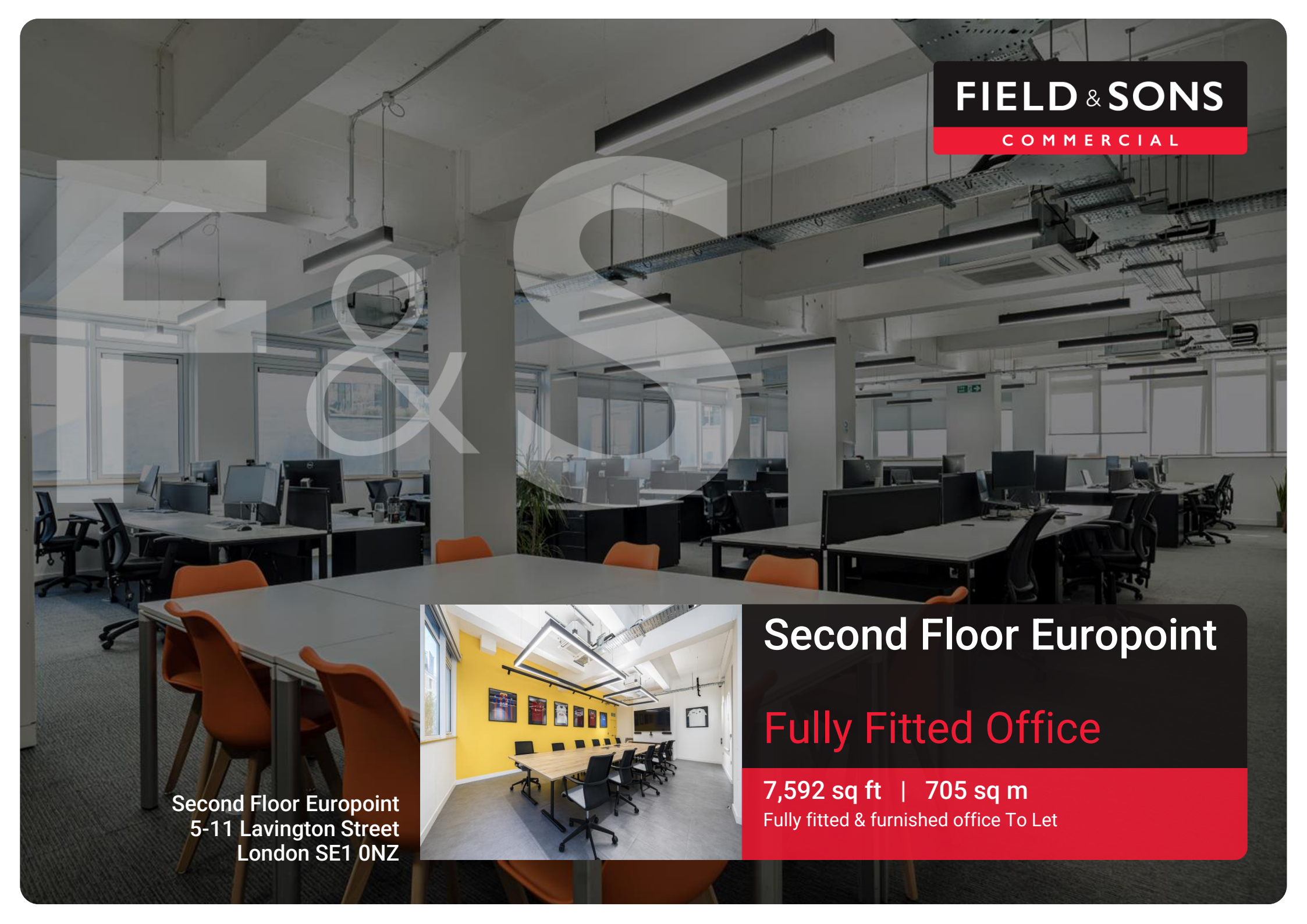
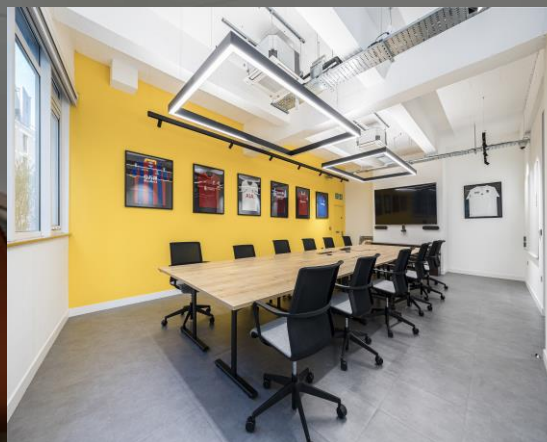




**FIELD & SONS**

COMMERCIAL

Second Floor Europoint  
5-11 Lavington Street  
London SE1 0NZ



**Second Floor Europoint**

**Fully Fitted Office**

**7,592 sq ft | 705 sq m**

Fully fitted & furnished office To Let

# Second Floor Europoint

## Fully Fitted Office

### Location

Europoint is a large multi let office building in central South Bank location situated on the north side of Lavington Street between the junctions with Southwark Street and Great Suffolk Street.

Excellent connectivity with Southwark Underground (Jubilee line) being less than 400m to the south west plus Waterloo, Blackfriars and London Bridge stations all being within walking distance. The various attractions of the Bankside locality along the river are just to the north.

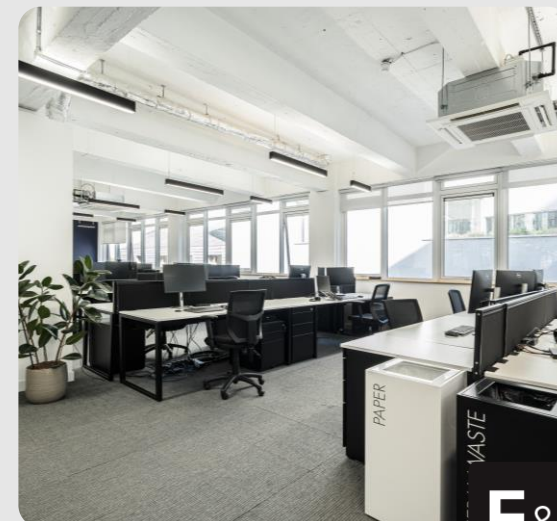
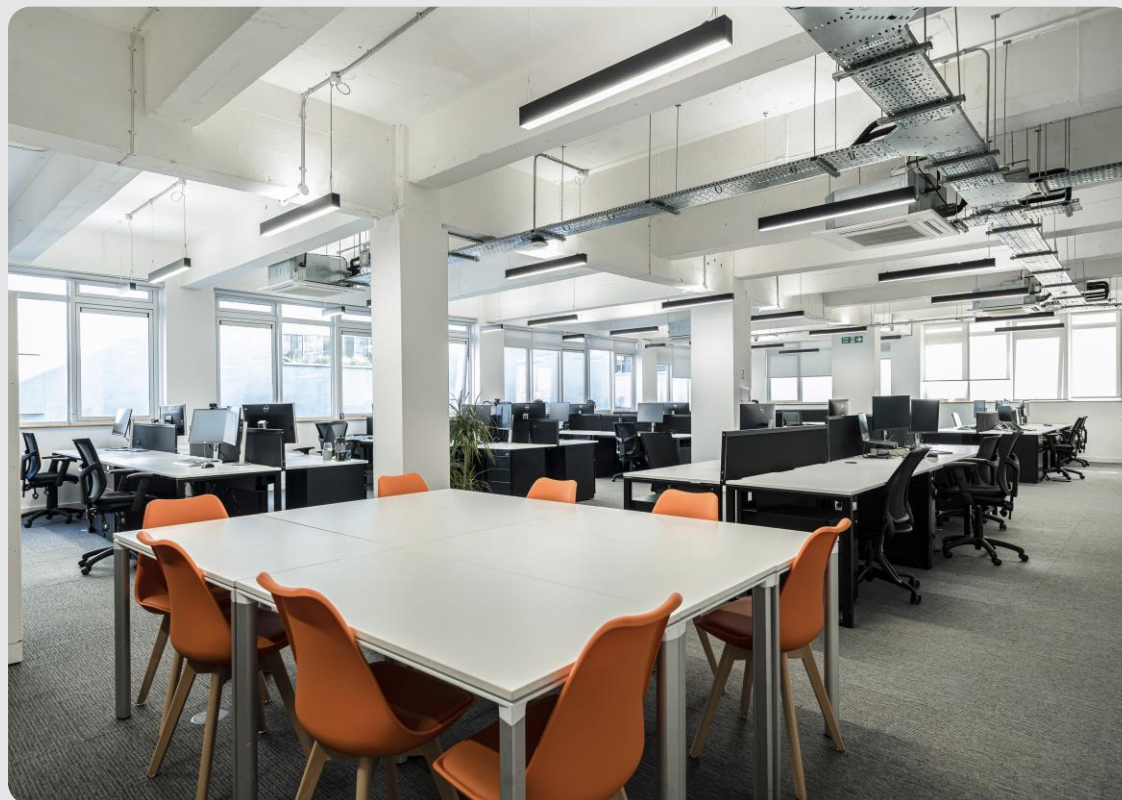
### Description

Comprises a refurbished second floor office suite arranged as a main open plan area, three meeting rooms, boardroom, printing and cooms room, fully equipped kitchen and break out space, reception/waiting area and demised blocks of gents and ladies w.c.s (inc. DDA).

Available fully fitted and furnished providing a total of approximately 60 desks.

Accessed via the main building concierge/reception area with stairs and two passenger lifts to the upper floors.

The approximate floor area is : 7,592 sq ft (705.3 sq m).





# Second Floor Europoint

## Fully Fitted Office

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### Amenities

- Fully fitted & furnished
- Air conditioning
- Accessible raised floor
- Suspended linear LED lighting
- Fully equipped kitchen and break out area
- Demised w.c.s
- Two passenger lifts
- Fully DDA
- Building reception/concierge
- Excellent natural light
- On site cycle storage & showers

### Business rates

The Rateable value is £302,500 and therefore the business rates payable for the year 2025/26 are approx. £167,888.

### Service charge

Currently approx. £92,000 per annum plus VAT.

### Energy performance

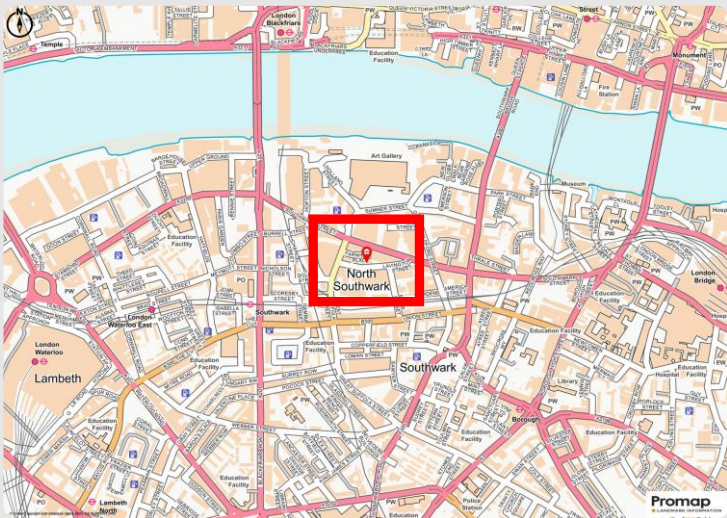
EPC Asset Rating = 25 (Band A).



## Second Floor Europoint

### Fully Fitted Office

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### Proposal

Available by way of a sublet or assignment of the current lease until January 2030.

### Rent

**£398,500 per annum, exclusive.**

VAT is applicable.

**FIELD & SONS**  
COMMERCIAL

For further details, please contact:

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