

# RILB FLEX

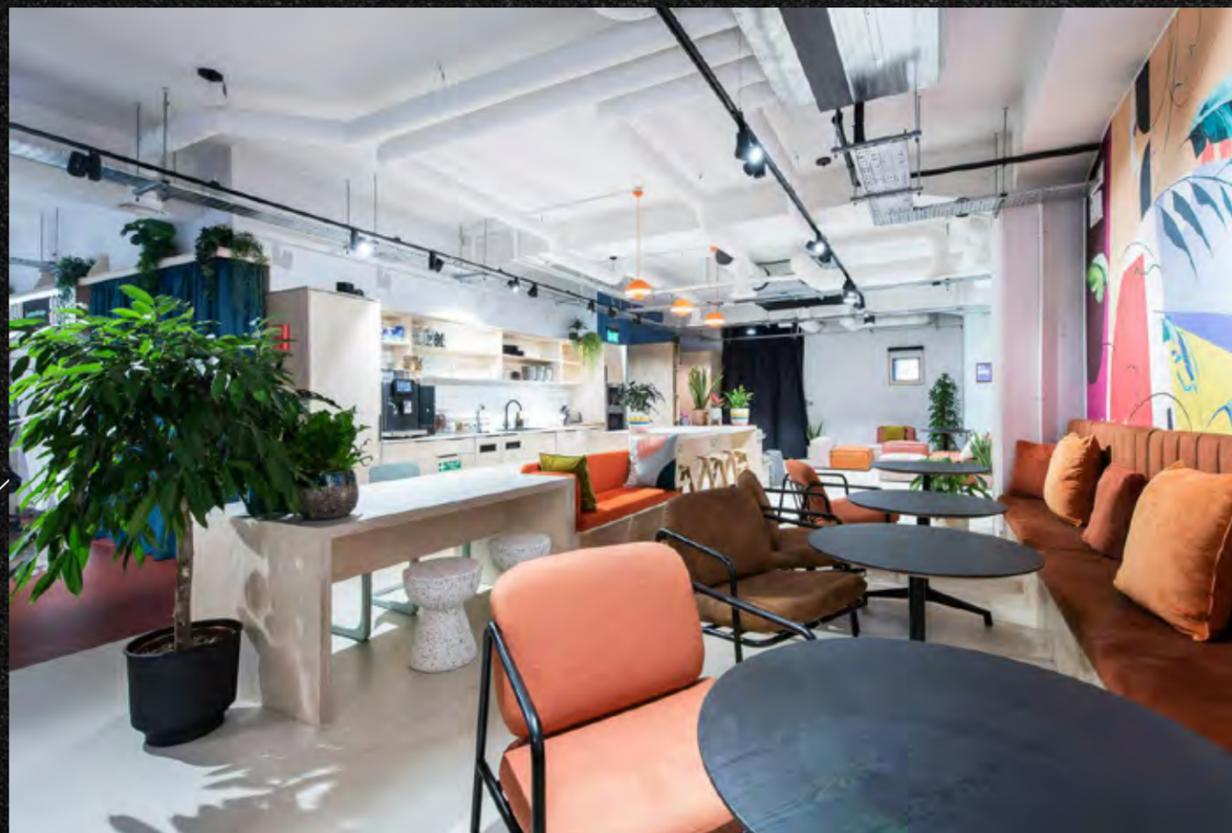
18 CRUCIFIX LANE,  
SE1, LONDON ●●●



# SUMMARY



Overlooking the London Bridge railway tracks, this newly refurbished property combines modern design with a practical location. It features a private garden, a bar, high-spec meeting rooms, and well-designed breakout areas. Situated near Bermondsey Street, it offers convenient access to a variety of bars, restaurants, and coffee shops, making it an excellent choice for businesses seeking a versatile workspace.



# LOCATION

Just a 4-minute walk from London Bridge station, surrounded by dining spots like Borough Market and Flat Iron Square, with easy access to transport links and nearby gyms.





## Bars & Restaurants

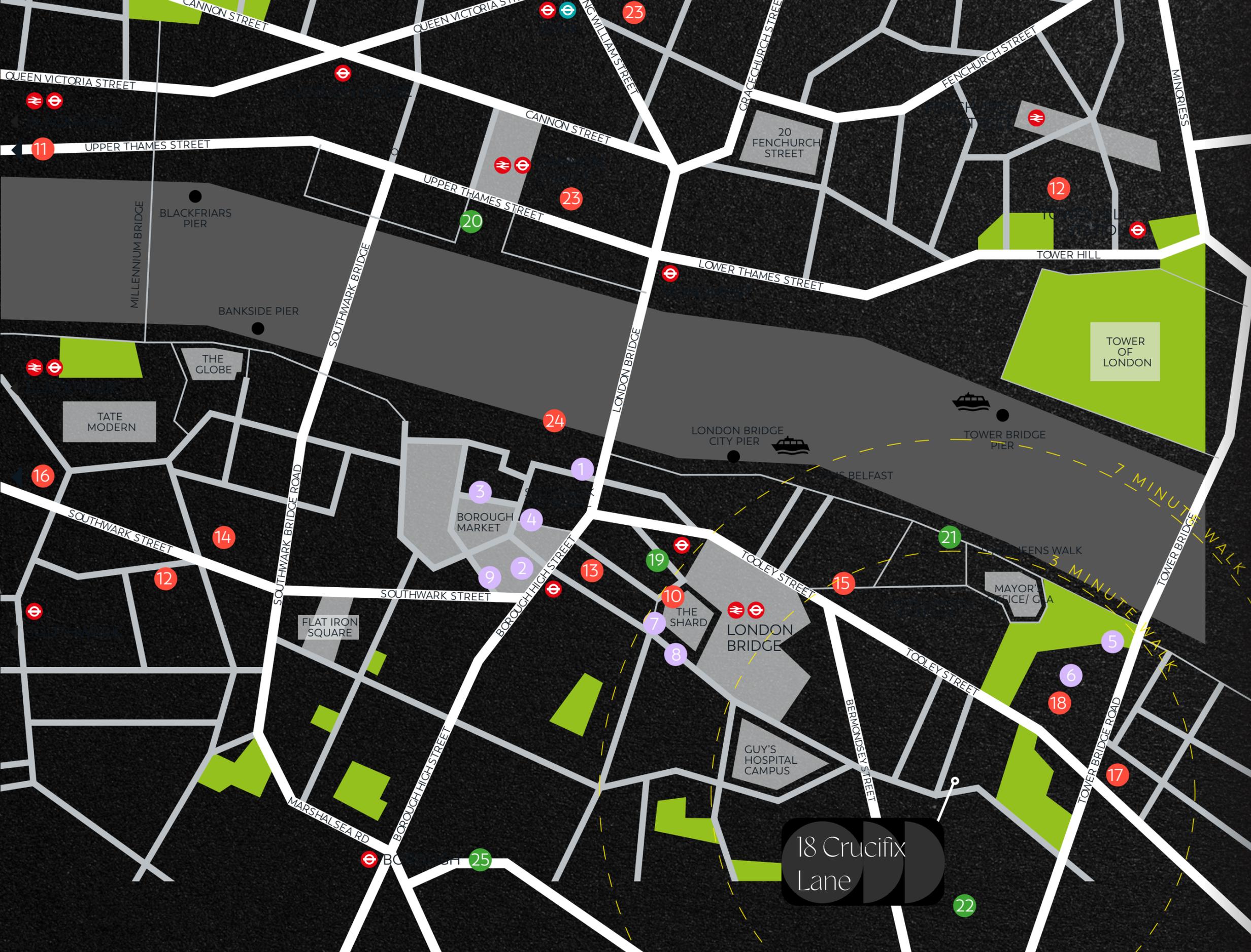
- 1 London Grind
- 2 Padella
- 3 Roast
- 4 Fish!
- 5 The Ivy
- 6 The Coal Shed
- 7 Aqua Shard
- 8 Oblix
- 9 Brindisa

## Hotels

- 10 Shangri-La hotel
- 11 Mondrian London
- 12 CitizenM
- 13 London Bridge Hotel
- 14 Novotel
- 15 Hilton
- 16 Hoxton Hotel
- 17 The Dixon
- 18 Lalit

## Fitness

- 19 Fitness First
- 20 Nuffield Health
- 21 City Fitness
- 22 Third Space
- 23 No.1 Fitness
- 24 Gymbox
- 25 The Secret
- 26 Boxing Gym
- 27 Pure Gym



18 Crucifix Lane

# AMENITIES



- 4-minute walk from London Bridge train station
- Access to 20 acoustically treated meeting rooms
- On-site showers
- Over 8,000 sq ft of relaxing and inspiring breakout space
- Secret garden and bar
- 24/7 access
- Super-fast Wi-Fi
- Unlimited specialty tea and coffee
- On-site expert community team
- Fully serviced including cleaning, printing, and all other utilities
- Fully furnished with industry-standard desks and ergonomic chairs
- Mail handling and post-room service

GALLERY



# LEASING OPTIONS

## Serviced Office Options

### Office G.2

Desks Available: 12 | 349 sq ft

£590 per desk per month

£7,080 per desk per annum

£84,960 per annum for all 12 desks

### Office 3.3

Desks Available: 13 | 340 sq ft

£650 per desk per month

£ 7,800 per desk per annum

£101,400 per annum for all 13 desks.

### Office 3.7

Desks Available: 10 | 308 sq ft

£540 per desk per month

£7,800 per desk per annum

£109,200 per annum for all 10 desks

### Office G.1

Desks Available: 26 | 705 sq ft

£590 per desk per month

£7,080 per desk per annum

£184,080 per annum for all 26 desks

### Office 6.3

Desks Available: 21 | 271 sq ft

£680 per desk per month

£8,172 per desk per annum

£32,640 per annum for all 4 desks

### Office 6.1

Desks Available: 8 | 240 sq ft

£660 per desk per month

£7,920 per desk per annum

£63,360 per annum for all 8 desks

### Office 3.6

Desks Available: 11 | 317 sq ft

£650 per desk per month

£7,800 per desk per annum

£85,800 per annum for all 11 desks

### Office 6.3

Desks Available: 21 | 271 sq ft

£680 per desk per month

£8,172 per desk per annum

£32,640 per annum for all 4 desks



# LEASING OPTIONS

## Serviced Office Options Office

4.06

Desks Available: 7 | 181 sq ft

£550 per desk per month

£6,600 per desk per annum

£33,000 per annum for all 7 desks

Office 1.05

Desks Available: 8 | 205 sq ft

£660 per desk per month

£7,920 per desk per annum

£63,360 per annum for all 8 desks

Office 3.05

Desks Available: 7 | 205 sq ft

£600 per desk per month

£7,200 per desk per annum

£36,800 per annum for all 7 desks.

Office 3.06

Desks Available: 5 | 195 sq ft

£600 per desk per month

£7,200 per desk per annum

£36,000 per annum for all 5 desks.

Office G.03

Desks Available: 13 | 473 sq ft

£477 per desk per month

£5,724 per desk per annum

£74,400 per annum for all 13 desks.



## LEASE

flexible license agreement available

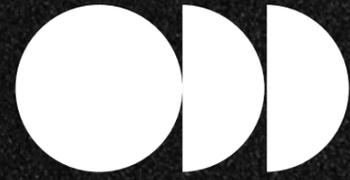
## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

# CONTACT US



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