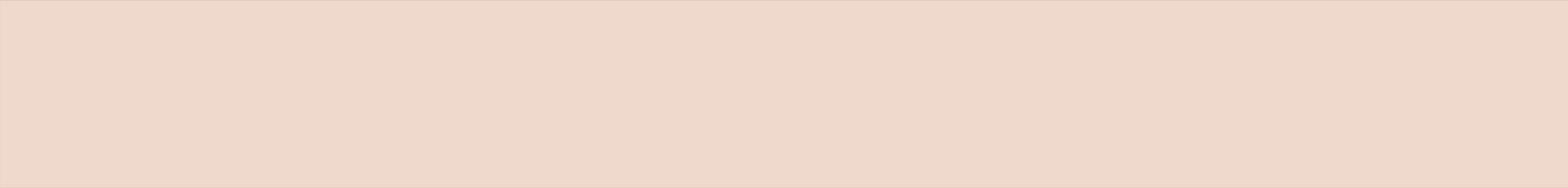




Southwark Street

London SE1



Raised Ground & First Floors
2,884 sq ft to 5,995 sq ft (267.9 sq m to 556.9 sq m) To Let

The Building

A beautiful period warehouse-style office building.

The Raised Ground & First floor offices provide 2,884 sq ft to 5,995 sq ft (267.9 sq m to 556.9 sq m) of exceptional newly refurbished space.

Each fitted floor comprises:

30 workstations

1 large & 1 small meeting room

8 hotdesks

Waiting/reception area

Large kitchen & breakout

Collaboration area

Phone booths





CGI

Local Area

The property is prominently located on the corner of Southwark Street and Great Suffolk Street.

It sits opposite the prominent Blue Fin Building and the world-famous Tate Modern. The local area is thriving with a multitude of cafés, bars and restaurants catering for every occasion.



95 Southwark Street



Location & Connectivity

95 Southwark Street provides excellent connectivity with Southwark, London Blackfriars, London Waterloo and London Bridge stations all within close walking distance.

Key Station Walk Times (mins)

SOUTHWARK 6 MINS




LONDON BLACKFRIARS (South Entrance) 6 MINS

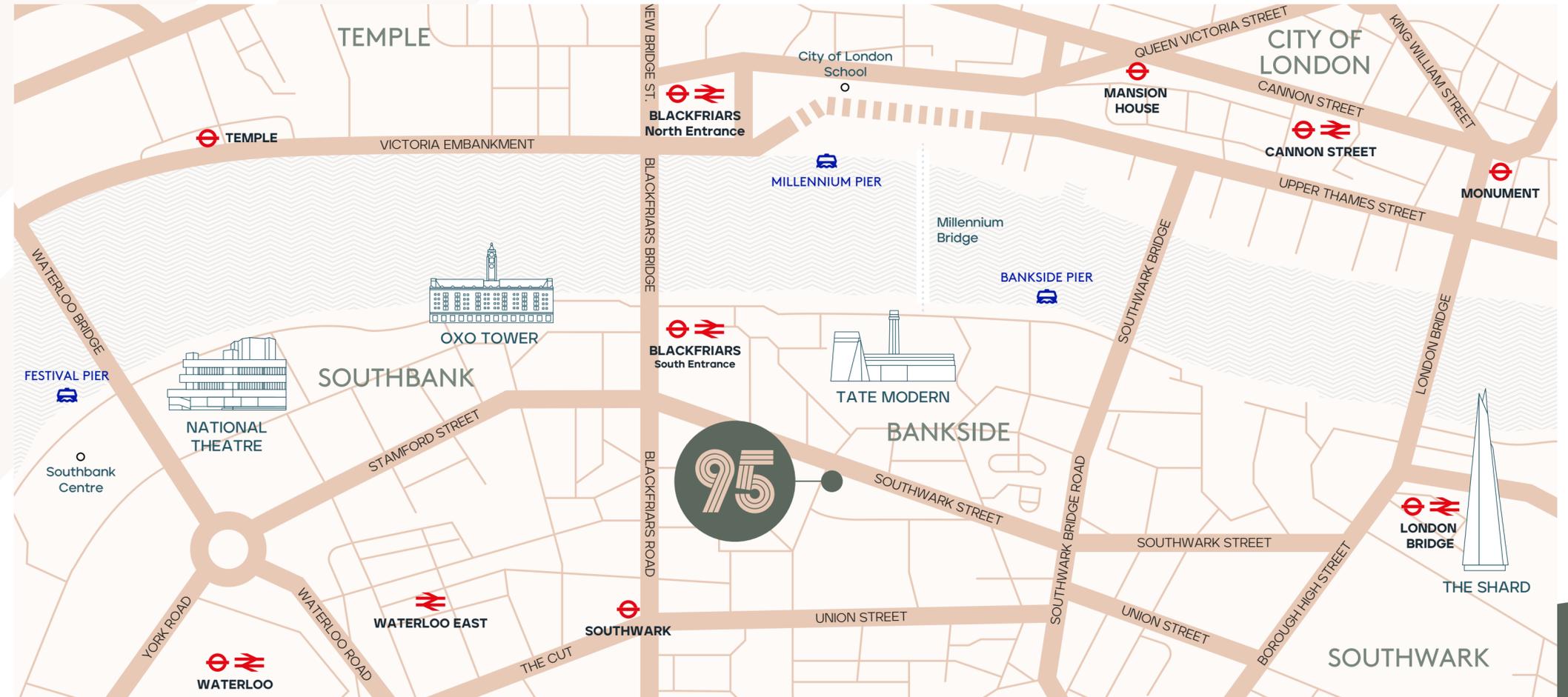



LONDON BRIDGE 13 MINS




LONDON WATERLOO 17 MINS





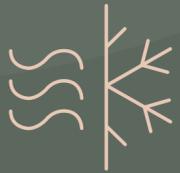
Specification



HIGH-QUALITY
FULL FIT-OUT



BIKE RACKS
& SHOWERS



AIR-
CONDITIONING



EXCELLENT
NATURAL
LIGHT



PASSENGER
LIFT



3.3M FLOOR
TO CEILING



Space Plans

RAISED GROUND FLOOR

2,884 sq ft / 267.9 sq m

Office floor

Core

Southwark Street



Great Suffolk Street



Space Plans

FIRST FLOOR

3,111 sq ft / 289.0 sq m

Office floor

Core

Southwark Street



Great Suffolk Street







The building's corner position and high ceilings throughout deliver an abundance of natural light.

CGI

Further Information

EPC

EPC available on request.

Viewing

Strictly by appointment through the sole letting agent.

Contacts



George Brewster

+44 (0) 7745 606 874

gbrewster@hanovergreen.co.uk

Terms

Available by way of a new flexible lease direct from the landlord on terms by arrangement.

Zoe Ramsay

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zramsay@hanovergreen.co.uk



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hanover Green in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Hanover Green nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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