

020 3130 6400

**TO LET – SELF-CONTAINED
FITTED OFFICE UNIT**

**65C HOPTON STREET,
LONDON SE1**

3,478 SQ FT (323.12 SQ M)

LOCATION

The Property is located on the east side of Hopton Street, running parallel with Blackfriars Road. The building is on the doorstep of Blackfriars Station (Circle & District Lines and National Rail Services) and Southwark Station is within close walking distance. The property is close to the bank of the River Thames and Tate Modern.

ACCOMMODATION

The available space is a self-contained office unit on the Ground Floor and benefits from a full fit out to a modern specification, including open plan office desks, meeting rooms/private offices, a kitchen and WCs. The approximate net internal area is as follows:

Ground Floor	3,478 sq ft	323.12 sq m
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AMENITIES

- Self-contained ground floor office
- Fully Fitted
- High Ceilings
- Exposed Services
- Air Conditioning
- Excellent natural light
- Crittal-style meeting rooms/private offices
- Kitchen
- Private WCs and shower
- Full access raised floors



- 5 x dedicated bike stands/rails within secure basement car park facility. Able to secure minimum of 10 bikes
- Potential to rent dedicated parking spots from the Landlord within the secure basement car park

TERMS

Lease	New lease on terms by arrangement.
Rent	Quoting £50.00 per sq ft per annum
Rates	£15.75 per sq ft approx (parties are advised to make their own enquiries with the local authority).
Service Charge	£1.30 per sq ft
EPC	On request.



Indicative Floor Plan (Not to Scale) – Fit Out Not Shown

VIEWINGS

Strictly by appointment through sole agents:-

Hanover Green LLP

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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