

**FIELD & SONS**

COMMERCIAL

70-72 Great Suffolk Street  
London, SE1 0BL



## 70-72 Great Suffolk Street

Office/Flexible E Class

1,780 sq ft | 165 sq m

Ground & lower ground Ffloor unit to let

# 70-72 Great Suffolk Street

## Office/Flexible E Class Unit

### Location

The property is located on Great Suffolk Street on the corner of Surrey Row and just to the south of the junction with Union Street. Southwark Underground station (Jubilee line) is within a five minute walk and Waterloo station is also within walking distance together with the various attractions of the Bankside locality.

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

The available accommodation comprises a self-contained office (E Class) premises in a mixed use development. The property is arranged over the ground and lower ground floors, interconnected by way of its own internal stair. The ground floor is arranged as open plan reception area with two meeting rooms whilst the lower ground is divided into three large areas via glass partitioning that can be altered if required. Prominent glazed frontage at ground floor level and light wells provide good natural light to the lower ground floor.

The approximate overall floor area is: 1,780 sq ft (165.3 sqm).

### Amenities

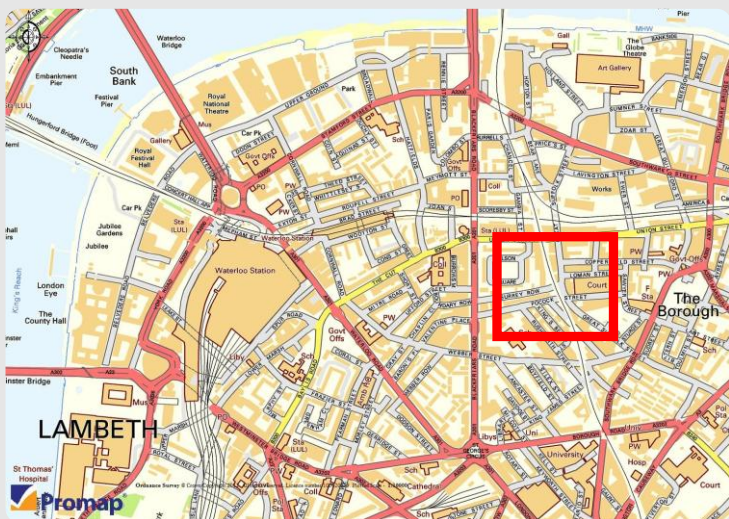
- LED lighting
- Tiled flooring
- Under floor heating
- WC & Shower
- Two meeting rooms on ground floor
- Kitchen point
- Perimeter power and data trunking
- Access to Cycle Storage



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### Terms

New lease on terms by negotiation.

### Rent

£43,500 pa exclusive of all outgoings.

### Business Rates

Approx. £16,467 payable for the year 2025/26 (Rateable Value being £33,000).

### Service Charge

Currently approx. £2,140 per annum.

### Energy Performance

EPC Asset Rating = 42 (Band B).

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For further details, please contact:

**Ben Locke or Nigel Gouldsmith**

Tel: **020 7234 9639**

E-mail: [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

**[www.fieldandsons.biz](http://www.fieldandsons.biz)**