

Hamilton House, 1 Temple Avenue, Blackfriars, London, EC4Y 0HA

TO LET

Office / Serviced Office

4 to 50 Desks

£675 per desk

Characterful riverside offices with roof terrace, gym & flexible plug- and-play workspace near Temple and Blackfriars.



- Grade II listed riverside office building
- Fully furnished plug-and-play workspace
- Flexible terms with all-inclusive pricing
- Roof terrace with Thames and garden views
- Gym, yoga studio, showers and bike storage
- Meeting rooms with AV and WiFi included
- Pet-friendly workspace with 24/7 access
- Moments from Temple, Blackfriars & City Thameslink

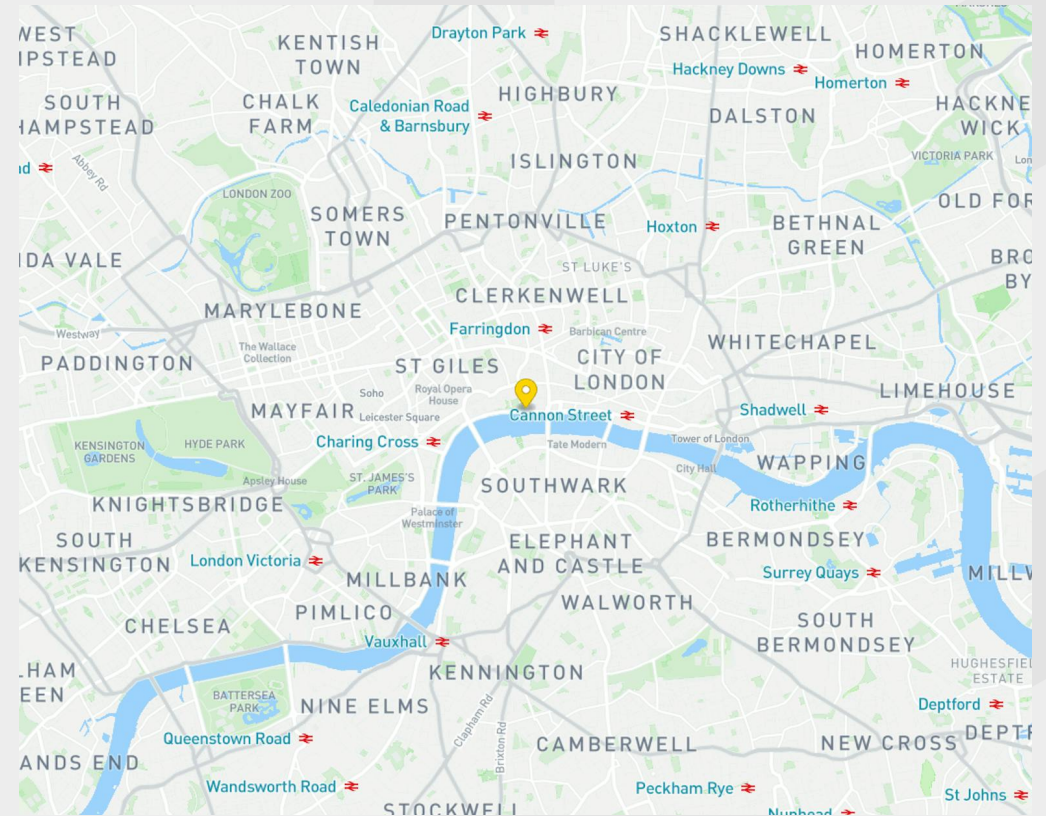


Description

Hamilton House offers premium plug-and-play workspace within a beautifully restored Grade II listed riverside building in the heart of Midtown. Combining original character with contemporary office design, the building provides flexible fully furnished offices for businesses ranging from 4–50 desks. Occupiers benefit from a wide range of hospitality-led amenities including a gym and yoga studio, focus booths, showers, bike storage, meeting rooms and landscaped breakout areas. The exceptional roof terrace overlooking the River Thames creates a unique environment for informal meetings and downtime.

Location

Located on Temple Avenue, Hamilton House sits where the City, Midtown and London's legal district converge, offering exceptional connectivity across Central London. Temple and Blackfriars stations are both within a three-minute walk, while City Thameslink is approximately five minutes away. The surrounding area offers a vibrant mix of cafés, restaurants, hotels and cultural destinations including Somerset House.



Accommodation / Availability

Unit	Size	Rent	Rates payable	Service charge	Availability
Suite - 201-202	22 Desks	£14,850 /month	n/a	n/a	Available
Suite - 201-204	44 Desks	£29,700 /month	n/a	n/a	Available
Suite - 203-204	22 Desks	£14,850 /month	n/a	n/a	Available
Suite - 307	16 Desks	£10,800 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Fitted

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did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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