

# 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



# 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



## Office 2.5

Desks Available: 12 | 430 sq ft

£680 per desk per month

£8,160 per desk per annum

£45,360 per annum for all 7 desks.

## Office 6.9

Desks Available: 6 | 198 sq ft

£670 per desk per month

£8,040 per desk per annum

£48,240 per annum for all 6 desks.

## Office G.3

Desks Available: 20 | 641 sq ft

£590 per desk per month

£7,080 per desk per annum

£127,4400 per annum for all 18 desks.

## Office 1.7

Desks Available: 10 | 354sq ft

£680 per desk per month

£8,160 per desk per annum

£81,600 per annum for all 10 desks.

## Office 6.4

Desks Available: 21 | 686 sq ft

£680 per desk per month

£8,160 per desk per annum

£171,360 per annum for all 21 desks.

## Office 5.1

Desks Available: 15 | 463 sq ft

£650 per desk per month

£7,800 per desk per annum

£117,000 per annum for all 15 desks.

## Office 3.3

Desks Available: 15 | 374 sq ft

£650 per desk per month

£7,800 per desk per annum

£101,400 per annum for all 13 desks.

## Office 5.5

Desks Available: 12 | 432 sq ft

£680 per desk per month

£8,160 per desk per annum

£97,920 per annum for all 12 desks.



# LEASING 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 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 3.2

Desks Available: 12 | 310 sq ft

£660 per desk per month

£7,920 per desk per annum

£95,040 per annum for all 12 desks.

## Office 2.3

Desks Available: 14 | 505 sq ft

£650 per desk per month

£7,800 per desk per annum

£109,200 per annum for all 14 desks.

## Office 1.6

Desks Available: 10 | 273 sq ft

£690 per desk per month

£8,280 per desk per annum

£198,720 per annum for all 10 desks.

## LEGAL COSTS

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

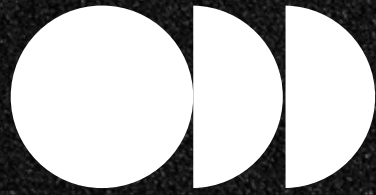
## POSSESSION

Flexible license agreement available

## LEASE

Flexible license agreement available

# CONTACT US



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