



STRETTONS

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# Mermaid House, 2 Puddle Dock, Blackfriars, London, EC4V 6DB

MERMAID  
HOUSE

## TO LET

Office / Serviced Office

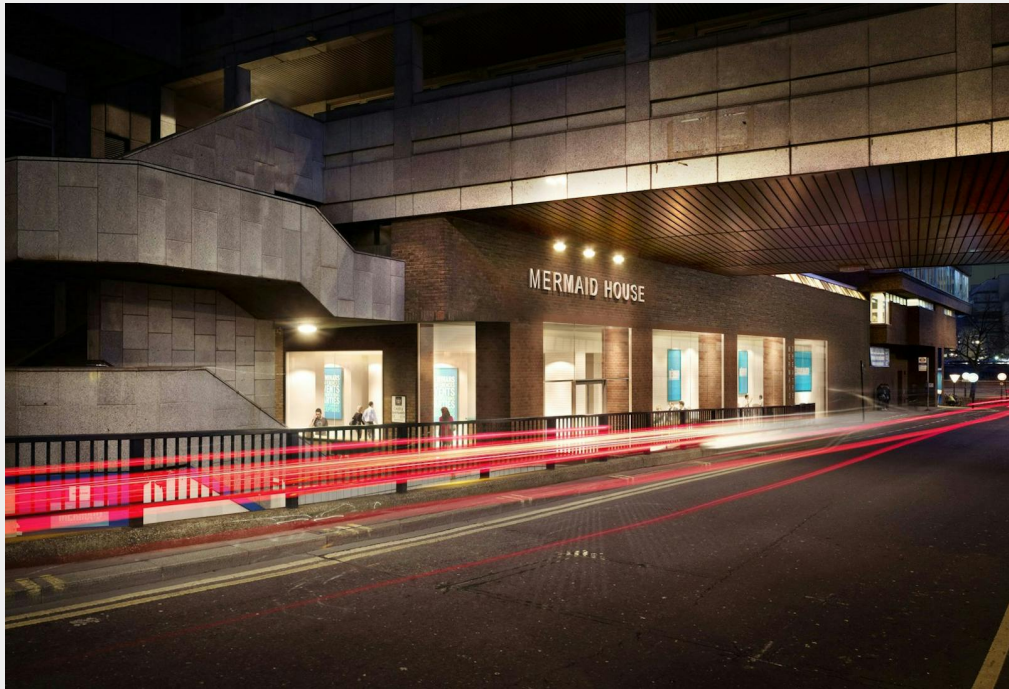
303 to 1,687 sq ft / 28.2 to 156.7 sq m

£2,700 - £15,500 per month

# Flexible Blackfriars workspace with riverside views, serviced offices & exceptional transport links beside Blackfriars Station.



- Prime riverside location beside Blackfriars Station
- Staffed reception and on-site support team
- Meeting rooms, phone booths and breakout areas
- Showers, 24/7 secure access and cleaning included
- Walking distance to St Paul's and Paternoster Square

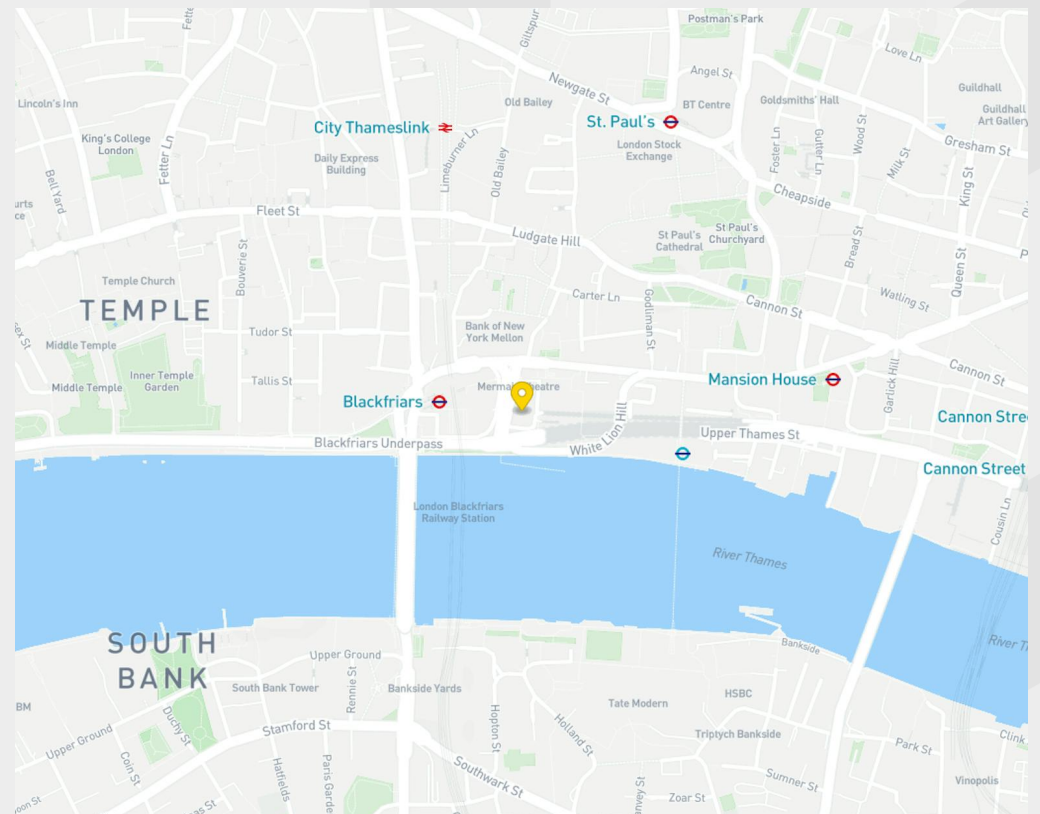


## Description

Mermaid House offers flexible serviced and managed workspace within the iconic Mermaid complex in the heart of Blackfriars. Positioned above the renowned Mermaid Conference Centre and Theatre, the building combines exceptional connectivity with riverside views and a professional workplace environment. The workspace provides fully furnished private offices, meeting rooms and breakout areas alongside a staffed reception, phone booths and superfast WiFi. Flexible terms and a hospitality-led on-site team create a seamless day-to-day experience for occupiers of all sizes.

## Location

Located on Puddle Dock beside Blackfriars Station, Mermaid House benefits from outstanding connectivity across London via Thameslink, Circle and District line services. St Paul's Station and Paternoster Square are also within easy walking distance. The surrounding area offers excellent riverside amenities including restaurants, cafés and cultural destinations such as Tate Modern, St Paul's Cathedral and the South Bank.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Suite - 2.01	400	37.16	£3,500 /month	n/a	n/a	Available
Suite - 2.03	303	28.15	£2,700 /month	n/a	n/a	Available
Suite - 2.15-16	1,687	156.73	£15,500 /month	n/a	n/a	Available
Suite - 3.09	933	86.68	£9,400 /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

### Contacts

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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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