



FULLY FITTED WAREHOUSE-STYLE OFFICE

## High Quality Fully Fitted Warehouse-Style Offices on Valentine Place Estate - To Let

### 8 Boundary Row

SE1 8HP

Office

# TO LET

1,935 sq ft

(179.77 sq m)

- Fully Fitted
- Warehouse-style Features
- Air Conditioning
- LED Strip Lighting
- Raised Flooring
- Communal conference, bike & shower facilities at 3 Valentine Pl
- 1 x Passenger Lift

# 8 Boundary Row, London, SE1 8HP

## Summary

Available Size	1,935 sq ft
Rent	£59.50 per sq ft
Rates Payable	£17.20 per sq ft
Rateable Value	£65,000
Service Charge	£10.80 per sq ft
EPC Rating	D

## Description

The building was built in the same style of the adjacent jam factory to provide modern facilities with a traditional warehouse façade. The accommodation comprises the entire 2nd floor which is fully fitted to provide open plan accommodation with a large meeting room, small meeting room, kitchen, break out areas and print/storage area.

## Location

Situated close to the junction with Blackfriars Road, 8 Boundary Row is located on the south side of the thoroughfare.

The area is well served by public transport with Southwark Underground Station (Jubilee line) as well as Waterloo Underground and Mainline station. There are also numerous bus services along Blackfriars Road and the Cut.

The area also benefits from a range of local restaurants, theatres, bars and shopping facilities.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	1,935	179.77	Under offer
Total	1,935	179.77	

## Specification

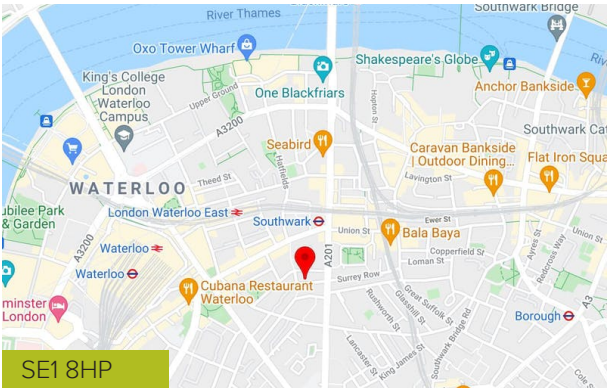
- Fully Fitted
- Warehouse-Style Features
- Air-conditioned
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- Communal conference, bike & shower facilities at 3 Valentine Pl

## Viewings

Through Sole Agents

## Terms

New flexible lease available direct from the landlord. A fully managed offering is also available via Kitt Offices



## Viewing & Further Information



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More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)



BOUNDARY ROW



REVISIONS:		
No.	DATE	DESCRIPTION
PROJECT TITLE:		
8 Boundary Row		
DRAWING TITLE:		
General Arrangement		
DRAWING NUMBER:		
677-02-PL-10-001		
FLOOR:	DRAWING SCALE:	
2nd	1:50@A1	
DATE DRAWN:	DRAWN BY:	REVISION:
24.01.19	AC	0