



**STIRLING
ACKROYD**

TO LET

**Lower Ground Floor, 2
Lant Street, London, SE1
1QR**

626 sq ft

**Self-contained office /
studio within a
contemporary mixed use
development in the heart
of Southwark.**



VIDEO TOUR

stirlingackroyd.com



Description

Modern and versatile office/studio space situated on Lant Street, within a mixed-use development, offering a dynamic environment perfect for businesses looking for flexibility and style. The space has been well designed and fitted to a high standard, creating a productive and professional atmosphere.

The space has been fitted to a high standard with a demised meeting room, AC, kitchenette and WC. In addition, the space benefits from good natural light.

Key points

- Total unit - 626 square feet
- Self-contained office / studio
- Five minute walk to Borough Station
- Open plan layout
- Plug and Play
- Demised meeting room
- WCs
- Air conditioning



Location

Located on Lant Street which is set behind Southwark Bridge Road, the area offers easy access to green spaces such as Mint Street Park alongside the local amenities found at Bankside and Borough Market. Transport connections are excellent, with London Bridge and Waterloo, Borough, and Southwark Stations all within walking distance. In addition, there are a range of amenities in the locality including Pure Gym and Borough Market.

Transport Links



Borough 0.2 Miles



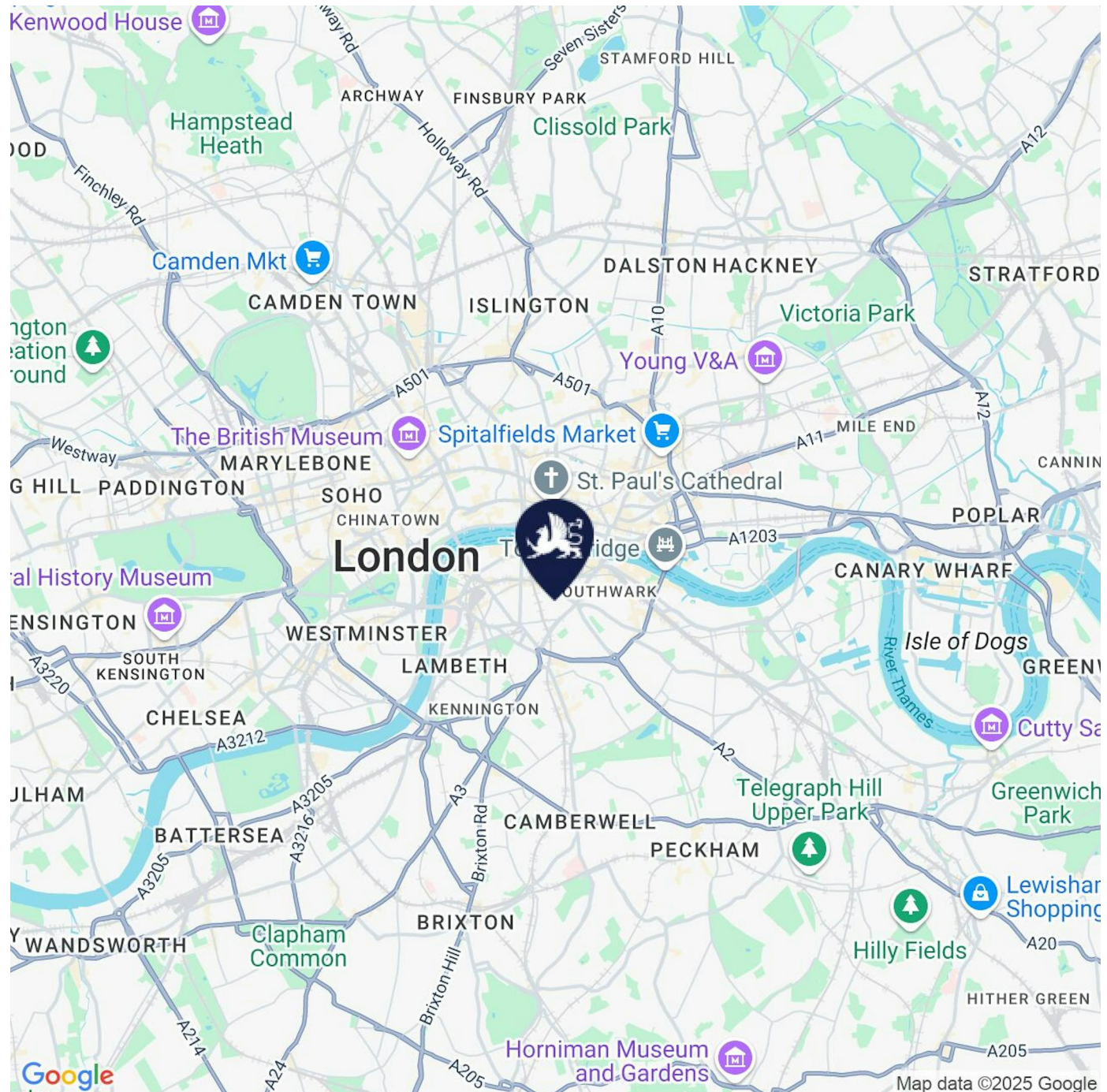
Southwark 0.4 Miles



Elephant and Castle 0.4 Miles



Waterloo East 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	626	58.16	Available

Rents, Rates & Charges

Lease	
Rent	On application
Rates	£6.26 per sq ft 0.499 multiplier
Service Charge	On application
VAT	On application
EPC	C (56)

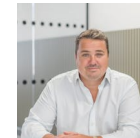
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