



**STIRLING
ACKROYD**

TO LET

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

598 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 is plug and play with a demised meeting room, kitchenette and WC. The space benefits from good natural light and street frontage providing branding opportunities.

Key points

- Total unit - 598 square feet
- Self-contained office / studio
- Five minute walk to Borough Station
- Street frontage
- Open plan layout
- Plug and Play
- Meeting room
- WCs and kitchenette



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



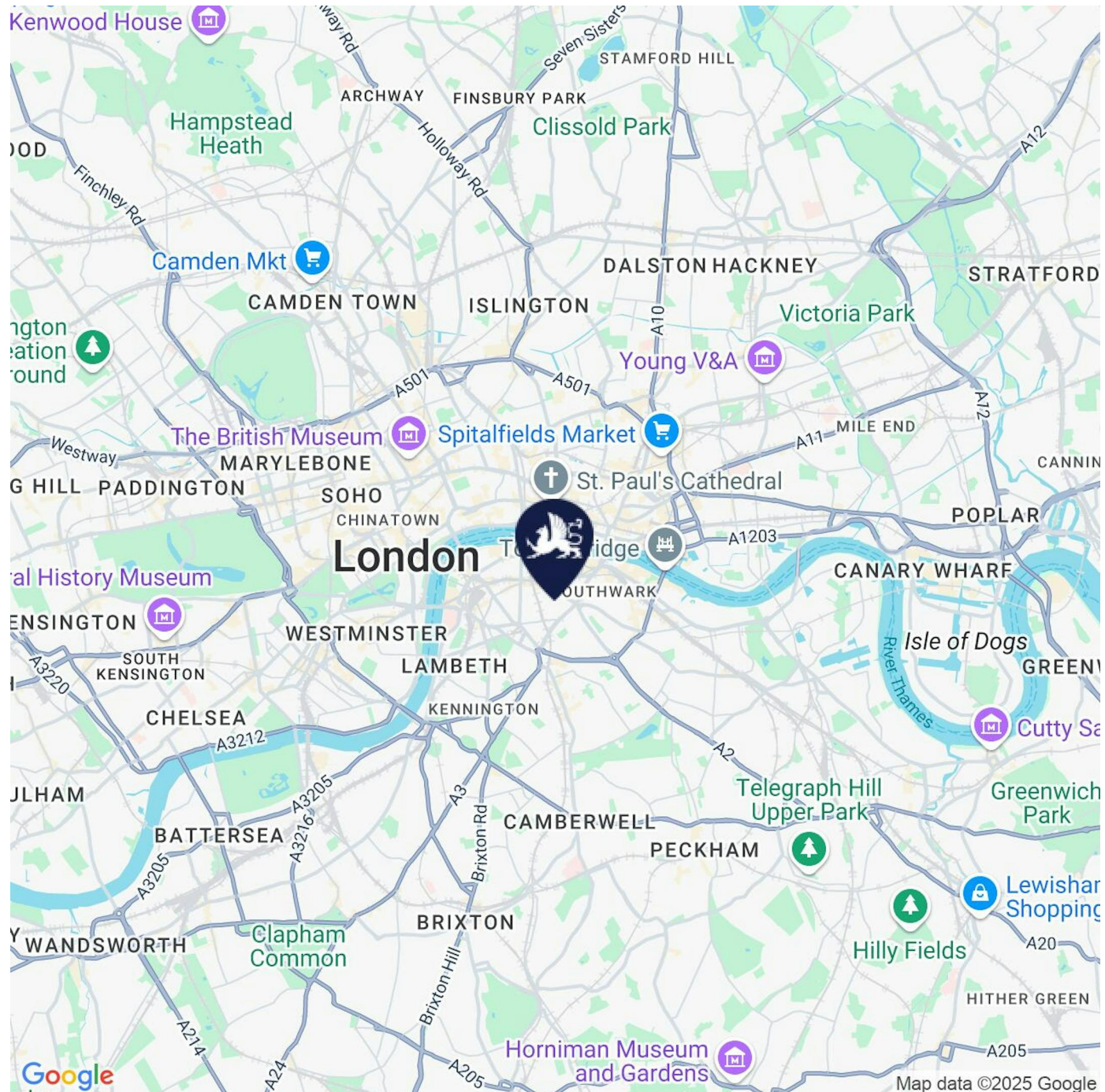
Southwark 0.4 Miles



Elephant and Castle 0.4 Miles



Waterloo East 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Upper Ground	598	55.56	Available

Rents, Rates & Charges

Lease	New Lease
Rent	On application
Rates	£12.52 per sq ft 0.499 multiplier
Service Charge	On application
VAT	On application
EPC	C (56)

Viewing & Further Information



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com

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