



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

High quality open plan office floor in prime Southbank location

2nd Floor, 16 Hatfields, London SE1 8DJ



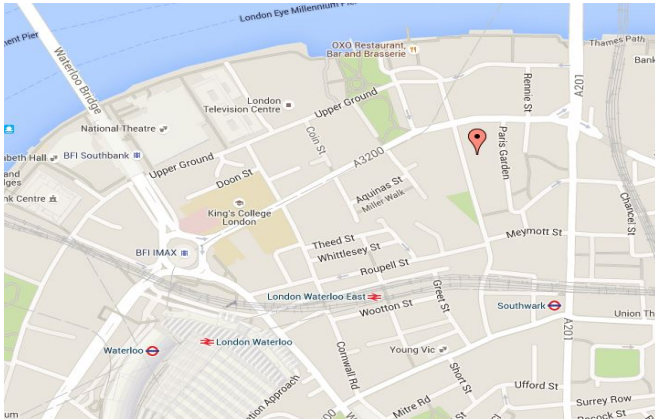
- 4,474 Sq Ft (416 Sq M)
- Well located in the heart of Southbank
- High quality fitted out space
- New FRI sublease to expire March 2019

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

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Location



16 Hatfields occupies a central position within Southbank, one of Londons fastest growing business destinations and is strategically positioned with easy access to the West End and the financial districts of the City of London and Canary Wharf.

The property also benefits from excellent transport communications being located in close proximity to a number of Mainline and Underground stations including Southwark (5 minutes walk), Waterloo (8 minutes walk) and Blackfriars (12 minutes walk).

Description

The property comprises an attractive former warehouse building which has undergone comprehensive refurbishment in recent years. The second floor provides a creative fitted out office which is arranged in an open plan configuration and includes 3 meeting rooms, kitchenette and demised W/C's.

The accommodation benefits from the following specification:

- Raised floors
- Floor-to-ceiling heights of 3 meters
- Air conditioning
- Suspended lighting and indirect spot lighting
- Manned reception
- Disabled W/C and shower
- 2 x 8 person passenger lifts
- 24/7 access
- Bike racks

Accommodation	Sq. ft	Sq. m
Second Floor NIA	4,474	416
Second Floor IPMS 3	4,711	438

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

New FRI sublease for a term to expire March 2019.

The sublease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Steve Lydon
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0207 955 8424
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Meeting Room



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Kitchenette



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Floor Plan

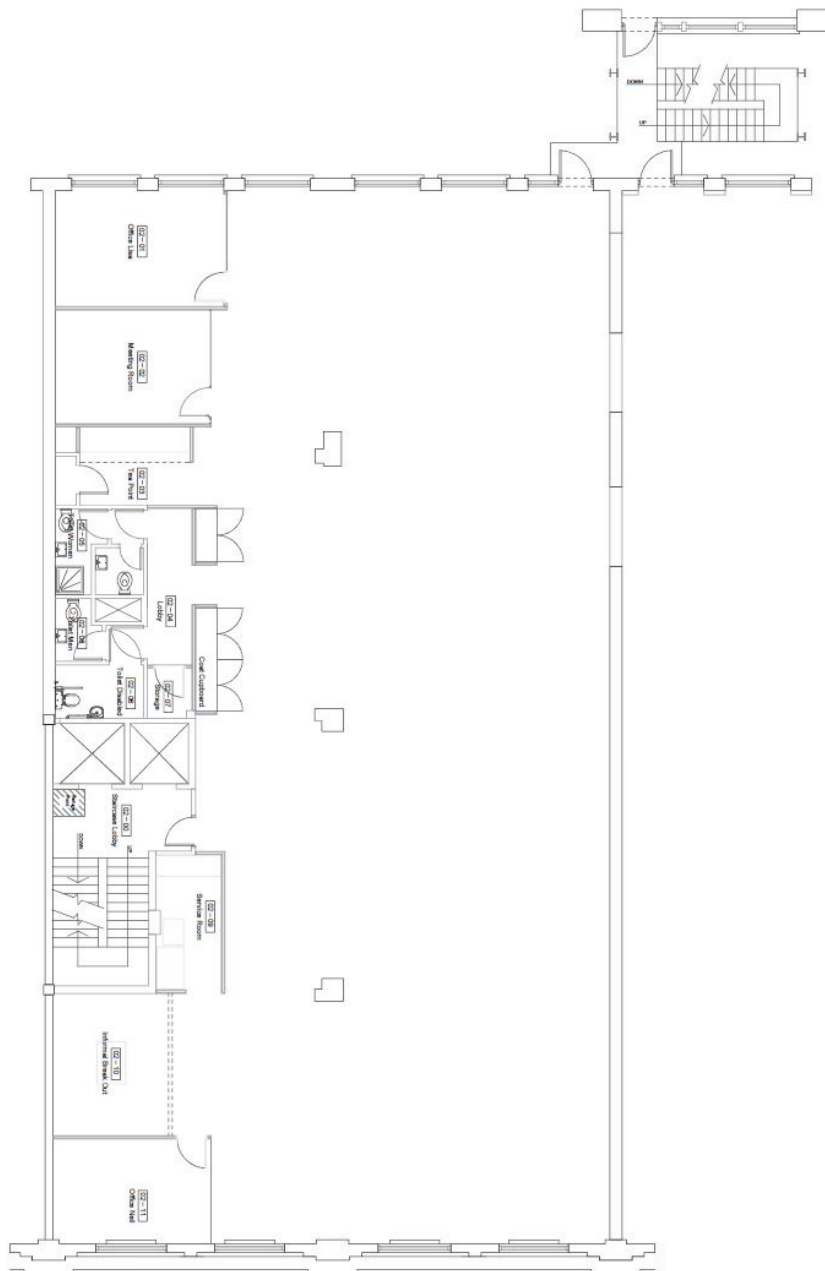


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