



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Flexible Open Plan Office Space

Harling House, 47-51 Great Suffolk Street, London, SE1 0BS



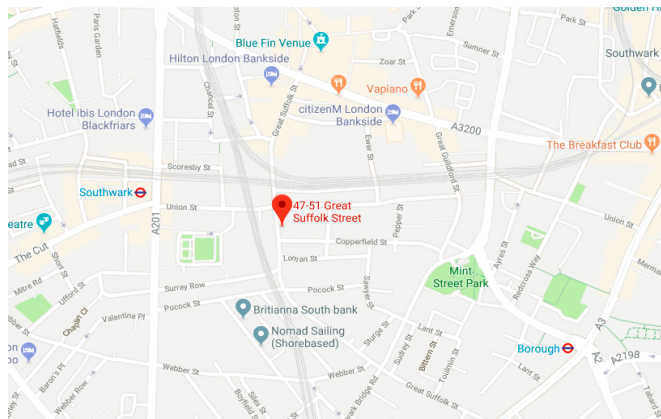
- 1,392 - 3,365 Sq Ft (129.32 - 312.61 Sq M)
- Competitive total occupational costs
- Prime South Bank location
- Within easy walking distance of Southwark station

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

Harling House, 47-51 Great Suffolk Street, London, SE1 0BS

Location



Harling House occupies a prominent position on the eastern side of Great Suffolk Street, just off the junction with Union Street.

Southwark station is approximately 3 minutes walk, 8 minutes from Borough station and 15 minutes from London Bridge station.

The office is located within easy walking distance of some of London's best cultural attractions, including Union Yard Arches, Flat Iron Square, Borough Market, The Tate and Bermondsey Street.

Description

The offices provide the following specification:

- Central heating
- Perimeter trunking
- DDA compliant
- Commissionaire
- 2 x passenger lifts
- 24 hour access
- Showers
- Bike racks
- Fitted kitchenette (NEN suite)
- Shared fibre connectivity (separate negotiation)

Accommodation

The offices are available separately or can be combined, and provide the following approximate floor areas:

Accommodation	Sq ft	Sq m
Fourth Floor (North East North)	1,392	129.32
Fourth Floor (North East South)	1,973	183.29
Total	3,365	312.61

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

A new FRI sub-lease for a term until March 2023, subject to a mutual break option in March 2021.

The sub-lease will be drawn outside the Landlord and Tenant Act 1954, Part II (as amended).

Rent

£37.50 per sq. ft per annum.

Business Rates

Circa £13.50 per sq ft per annum.

We advise interested parties to make their own enquiries with the relevant Local Authority.

Service Charge

Approx £6.00 per sq ft per annum.

EPC

We have been advised the office has an EPC rating of C73.

Available on request.

Viewing and Further Information

Further information is available by contacting the sole agents:

Harry Gittoes
Lambert Smith Hampton
020 7198 2182
07711 767058
hgittos@lsh.co.uk

James Couse
Lambert Smith Hampton
020 7955 8416
07918 690558
jcouse@lsh.co.uk

Harling House, 47-51 Great Suffolk Street, London, SE1 0BS

Office Space (North East South)



Image Copyright reproduced by LSH

Office Space (North East North)



Image Copyright reproduced by LSH

Harling House, 47-51 Great Suffolk Street, London, SE1 0BS

Indicative Floor Plan

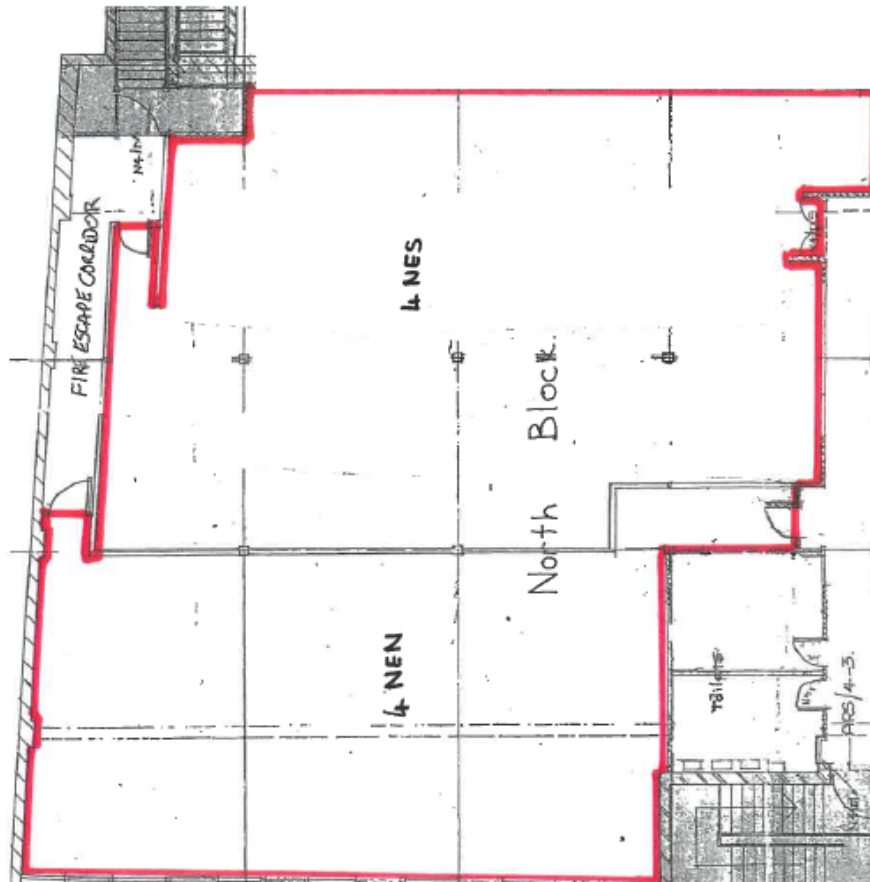


Image Copyright reproduced by LSH

September 2018

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

020 7198 2000