



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Attractive Ground Floor Office To Let

9 Holyrood Street, London, SE1 2EL



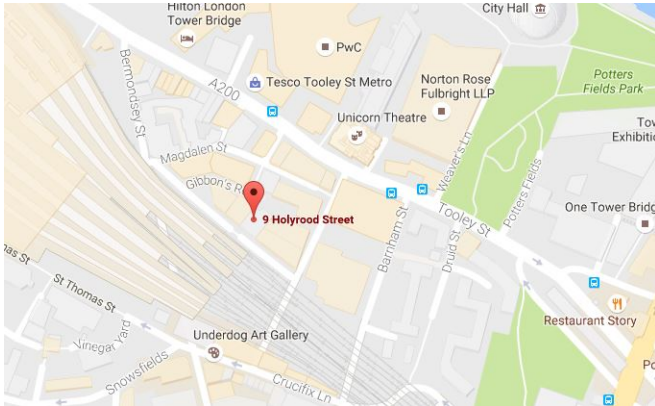
- 2,160 Sq Ft (201 Sq M)
- Within 5 minutes walking distance of London Bridge Station
- Newly refurbished
- New lease available for a flexible term

Lambert Smith Hampton

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

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Location



The property is located less than 5 minutes walking distance of the new London Bridge Station (Mainline, Jubilee Line, Northern Line and Thameslink).

The immediate vicinity has seen rapid growth and regeneration in recent years and is now a vibrant and exciting part of London. Local occupiers include a number of major professional firms, for example Ernst & Young, PWC, Norton Rose and Red Bull also have established offices close by.

Description

The available ground floor office has undergone refurbishment to a media style finish and provides the following specification:

- Air conditioning
- Suspended T5 lighting
- New fitted kitchenette
- New timbre floor
- Central heating
- Excellent natural light
- Refurbished W/C's
- 24/7 access
- DDA compliant
- Courtyard

Accommodation	Sq Ft	Sq M
Entire Ground Floor	2,160	201

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 lease available for a flexible term direct from the landlord.

Rent

£55.00 per sq. ft per annum

Service Charge

£6.92 per sq. ft per annum

Rates

c. £8.00 per sq. ft per annum.

We suggest interested parties make their own enquiries with Southwark Council.

EPC Rating

D(89)

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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2016



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