



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Fitted South Bank Office To Let

Europoint, 5-11 Lavington Street, London, SE1 0NZ



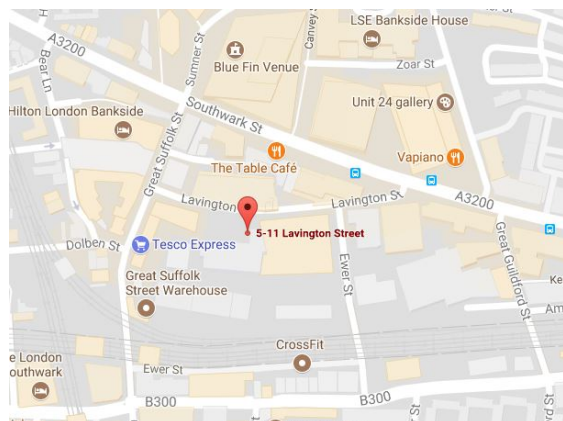
- 2,591 Sq Ft (241 Sq M)
- Prime South Bank Location
- Fitted "Plug and Play" Offices
- Excellent Transport Links

Lambert Smith Hampton

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

Europoint, 5-11 Lavington Street, London, SE1 0NZ

Location



Europoint occupies a prominent position on the north side of Lavington Street, approximately 7 minutes walk from London Bridge Station, 5 minutes walk from Southwark Station and 6 minutes walk from Blackfriars Station.

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

Description

The part first floor provides a fitted "Plug and Play" office, which is arranged predominantly in an open plan configuration with two meeting rooms, a kitchenette/breakout area and server room.

- Air Conditioning
- 24 Hour Access
- 2 x Passenger Lifts
- Demised WC's
- Showers
- DDA Compliant
- Perimeter Trunking
- Bike Racks
- Commissionaire
- Large Impressive Reception Area

Accommodation

The floor area provides the following approximate areas:

Accommodation	Sq Ft	Sq M
First Floor (Part)	2,591	241

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

An assignment to expire 31st August 2021 at a passing rent of £142,065 per annum exclusive, or a new FRI sublease until August 2021 at a rent upon application.

The lease is contracted outside S24-28 of the L&T Act 1954 (Part II) as amended.

Service Charge

£7.10 per sq. ft per annum.

Business Rates

£13.83 per sq. ft per annum.

EPC Rating

D Rating (81)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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020 7198 2182
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