Lambert Smith Hampton

020 7198 2000
www.lsh.co.uk

To Let

Office Property

High quality office space in prime Bankside location

Blue Fin Building, 110 Southwark Street, London, SE1 0SU

- 11,731 Sq Ft (1,089 Sq M)
- Landmark building in the heart of Southbank
- High quality fitted out space
- Excellent transport connections

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

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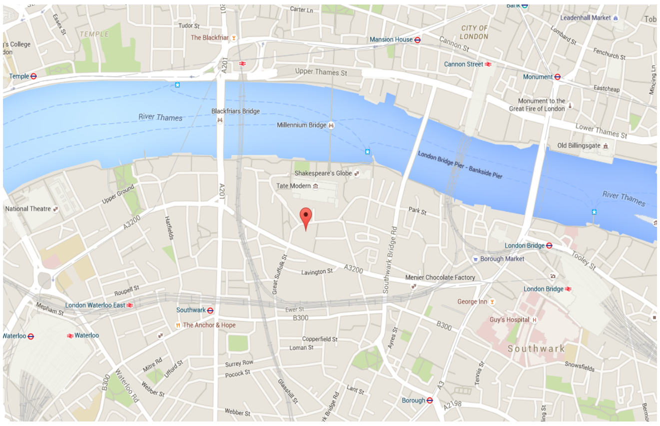
Location



The Blue Fin is a landmark building located in the heart of Southbank. Developed by Land Securities in 2007, it sits adjacent to the Tate Modern and comprises part of the Bankside complex providing a wide variety of retail, restaurant/cafe and leisure facilities. The property benefits from excellent transport connections being located in close proximity to a number of Mainline and Underground stations including Southwark (6 minutes walk) London Bridge (12 minutes walk) and Waterloo (15 minutes walk).

The surrounding area has benefitted from considerable regeneration in recent years with significant commercial and residential developments improving the area. Hip hotels such as Citizen M now merge seamlessly with top quality restaurants such as Hixter and Gordon Ramsey's Union Street Café to name a few examples.

The ongoing redevelopment of Borough Market and the cultural destination venues of Shakespeare's Globe and the Tate Modern make Southbank a truly unique location.

Description

The part 2nd floor provides a high quality Grade A specification with raised floors and a metal tiled ceiling. The office is fitted out, arranged in an open plan configuration and benefits from the following specification:

- Impressive double height entrance with feature atrium
- Communal landscaped roof terrace
- Use of the building restaurant with views of the Shard
- 12 passenger lifts
- Floor-to-ceiling glazing allowing for excellent natural light and views
- Bike racks, showers and car parking

Accomodation	Sq. ft	Sq. ft
Part 2nd Floor	11,731	1,089

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.

Business Rates

£12.78 per sq. ft per annum.

Terms

An assignment of the existing lease to expire 24th March 2018 at a passing rent of £47.00 per sq. ft per annum or a sublease to expire March 2018 at a rent of £60.00 per sq. ft per annum.

Alternatively, a new lease is available direct from the landlord for a term to be agreed.

Service Charge

£10.79 per sq. ft per annum.

Furniture

There is a possibility that the furniture will be made available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

David Earle
Lambert Smith Hampton
0207 198 2270
0785 005 6626
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Harry Gittoes
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0207 198 2182
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Roof Terrace (View looking East of the City)

On-site Restaurant

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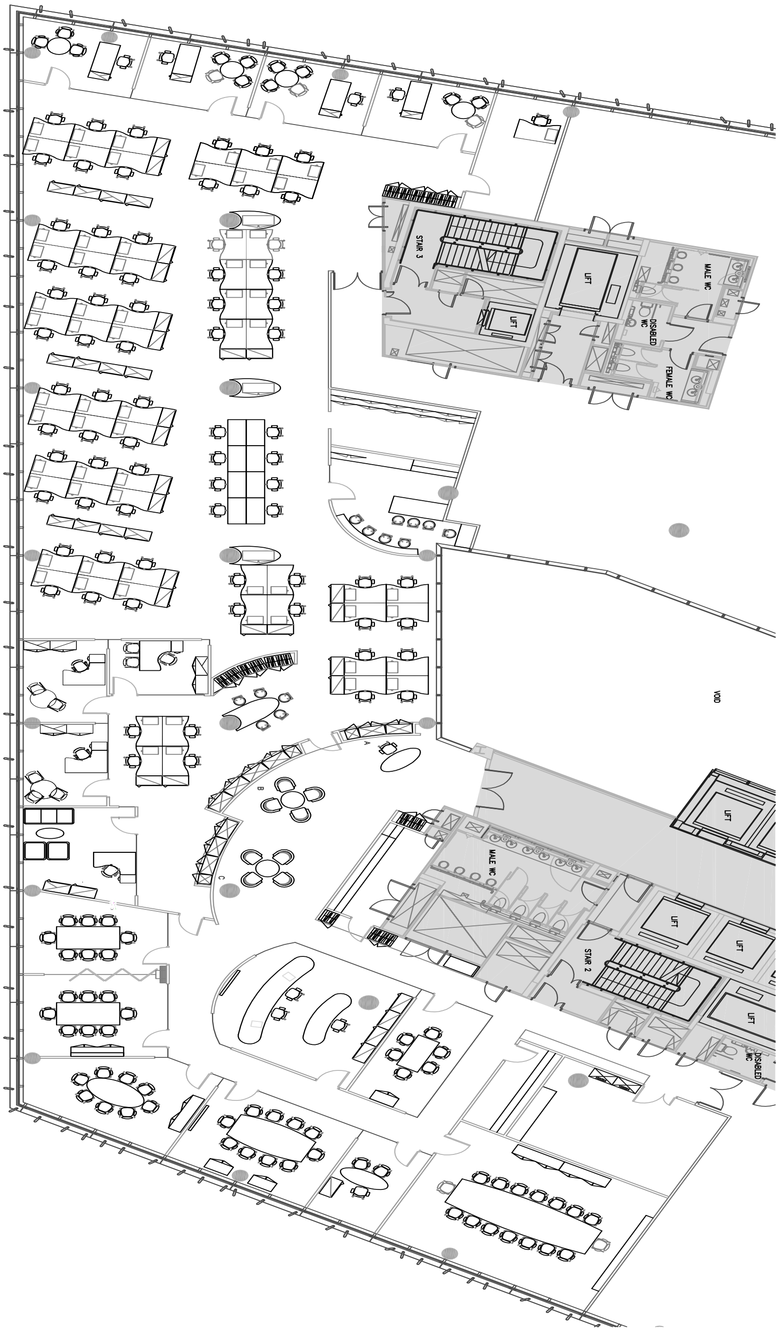
Floorplan



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April 2016

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