



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Refurbished Offices

115 Southwark Street, London, SE1 0JF



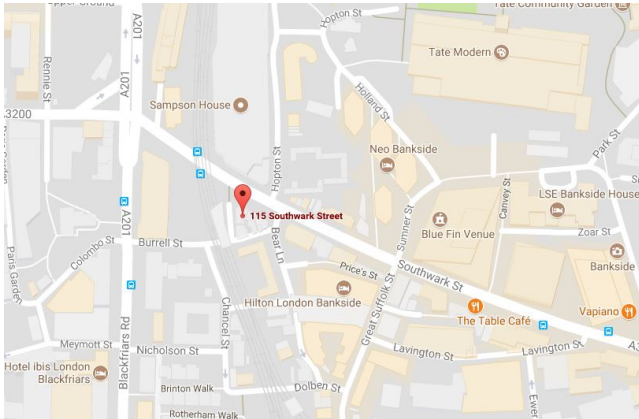
- 1,216 - 4,714 Sq Ft (113 - 438 Sq M)
- Close to Waterloo, Southwark and Blackfriars stations
- Comfort Cooling

Lambert Smith Hampton

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

115 Southwark Street, London, SE1 0JF

Location



The building is situated on an island site on the south side of Southwark Street between the junctions of Bear Lane and Burrell Street. Southwark (Jubilee), Blackfriars (Circle, District) and Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City and Overland) stations are all within short walking distance.

Description

The property comprises a newly refurbished office building arranged over 5 floors and totaling 8,300 sq ft. The floor plates are predominantly open plan and pillar free and benefit from the following specification:

- Comfort cooling
- Gas central heating
- New lighting
- Wooden flooring
- Passenger lift
- Perimeter exposed trunking & cable trays
- Showers
- Kitchenettes
- Bike racks

Accommodation

The available accommodation is as follows:-

Accommodation	Sq Ft	Sq M
First Floor	Let	
Second Floor	Let	
Third Floor	1,216	113
TOTAL	4,714	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 effective FRI lease direct from the Landlord, for a term by arrangement.

The lease is to be contracted outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

Rent

£45.00 per sq ft per annum.

Service Charge

£7.50 per sq ft per annum.

Business Rates

£13.00 per sq ft per annum.

EPC Rating

To be confirmed.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Harry Gittos
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020 7198 2182
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