



**Lambert
Smith
Hampton**

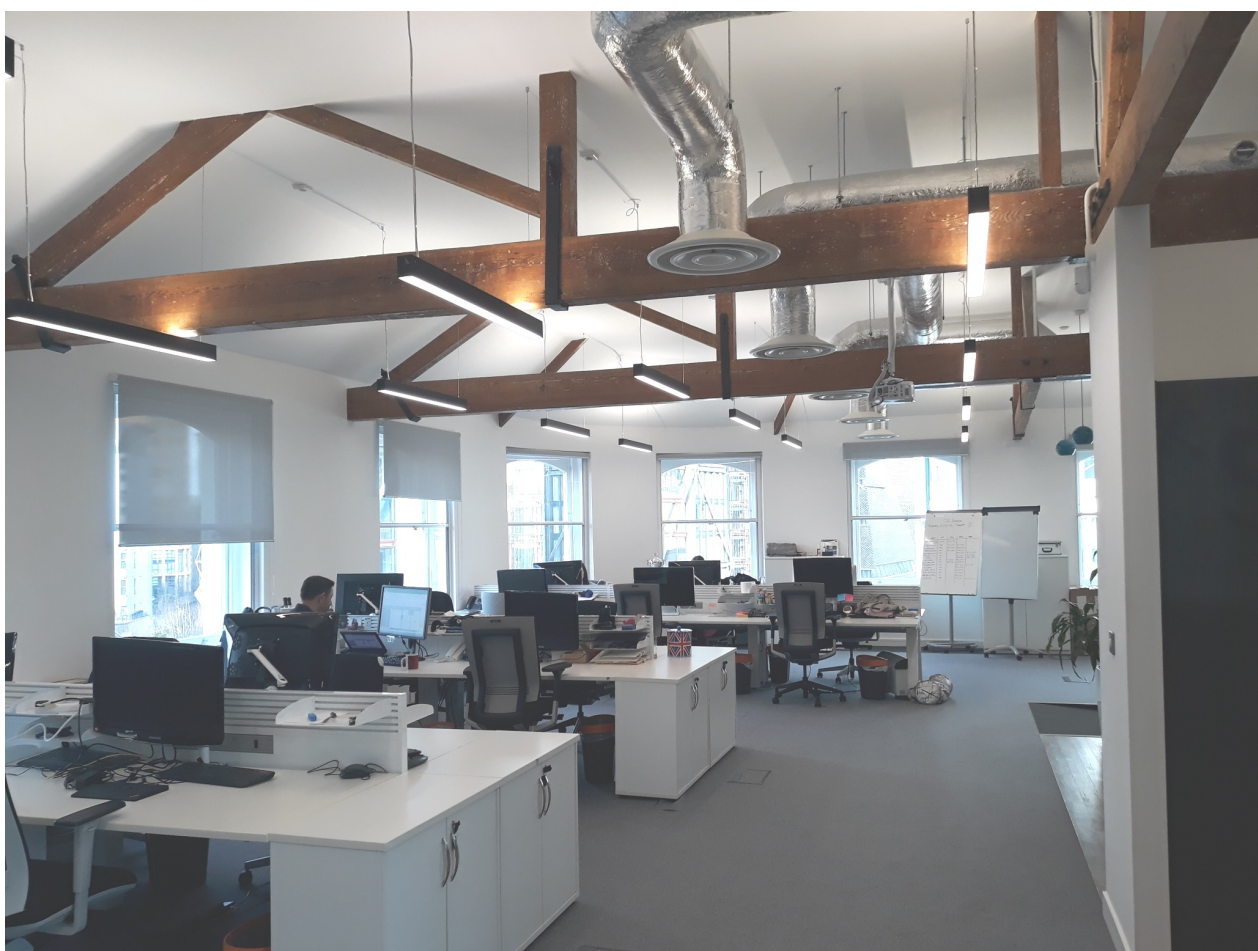
020 7198 2000

To Let

Office Property

Grade A 'Plug and Play' South Bank Offices

4th Floor, 95 Southwark Street, London, SE1 0HX



- 2,543 Sq Ft (236.25 Sq M)
- Prime South Bank location on Southwark Street
- High quality fitted offices
- Substantial demised roof terrace

Lambert Smith Hampton

Suite No.108, 201 Borough High Street, London SE1 1JA T +44 (0)20 7955 8454

4th Floor, 95 Southwark Street, London, SE1 0HX

Location



The property occupies a highly prominent corner position on Southwark Street and Great Suffolk Street, adjacent to the Blue Fin Building and Omnicom HQ.

The office is surrounded by a wealth of food, beverage and cultural amenities and situated within a short walking distance of Southwark (5 minutes), Waterloo (12 minutes) and London Bridge stations (14 minutes).

Description

The property is a former warehouse building which has been converted into office space and arranged over lower ground, ground and four upper floors.

The 4th floor and wider building underwent a substantial Grade A refurbishment in 2014 and provides the following specification:

- Air conditioning
- Raised floors
- 1 x passenger lift
- 4 x meeting rooms
- Kitchenette
- Desks available (separate negotiation)
- Excellent natural light
- Generous floor to ceiling heights
- Large demised roof terrace
- Showers and bike racks

Accommodation

The office provides the following approximate net internal area (subject to check measurement):

Accommodation	sq ft	sq m
4th Floor	2,543	236.25

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

£12.60 per sq. ft per annum.

Interested parties are advised to make their own enquires with Southwark Council.

Terms

Assignment of the existing lease at £59.50 per sq. ft (£151,398 per annum) or a new effective FRI sub-lease for a term until September 2020 at £62.50 per sq. ft per annum.

New lease may be available direct from the landlord for a longer term, subject to separate negotiation.

Service Charge

£7.75 per sq. ft per annum.

EPC Rating

B (31)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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

David Earle
Lambert Smith Hampton
020 7198 2270
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4th Floor, 95 Southwark Street, London, SE1 0HX

Roof Terrace



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Kitchenette



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Floor Plan (indicative layout)

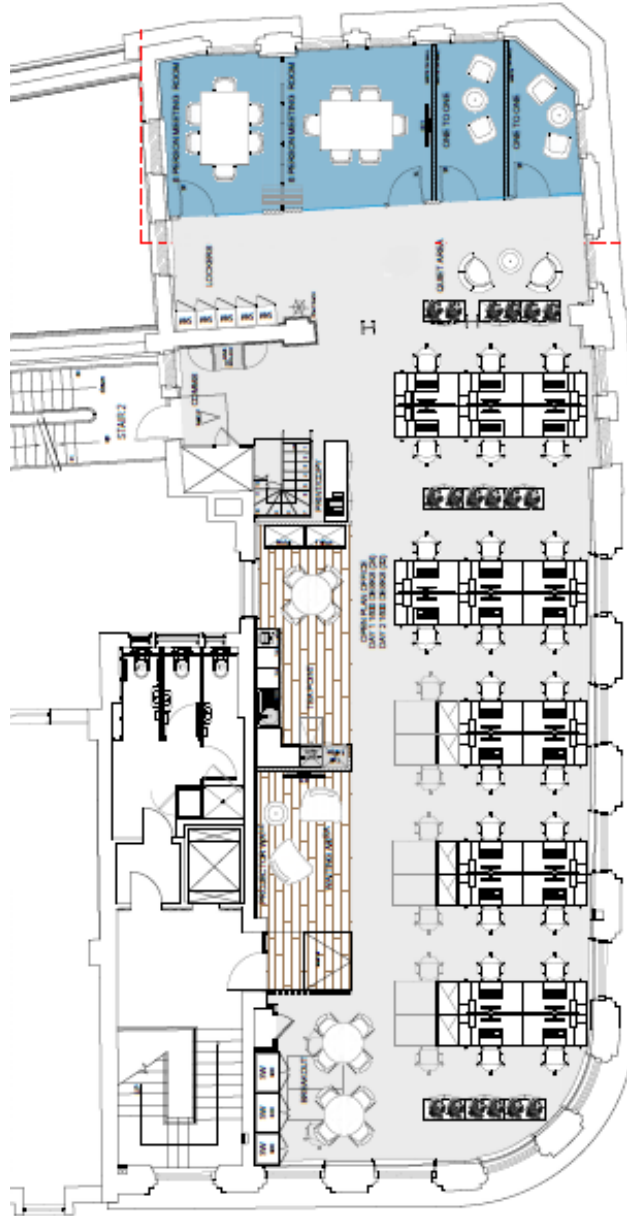


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