



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Refurbished South Bank Offices

115 Southwark Street, London, SE1 0JF



- 1,216 Sq Ft (113 Sq M)
- Southwark, Waterloo and Blackfriars stations closeby
- Economical Refurbished Offices
- Showers and Bike Racks

Lambert Smith Hampton

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

115 Southwark Street, London, SE1 0JF

Location



The property occupies a highly prominent position on the south side of Southwark Street between the junctions of Bear Lane and Burrell Street.

The property is surrounded by a wealth of trendy amenities including the CoffeeWorks Project, Hixter Bankside and the latest food and drink hub at Flat Iron Square.

Southwark, Blackfriars and Waterloo stations are all within a short walking distance.

Description

The property has recently undergone refurbishment and benefits from the following specification:

- Comfort Cooling
- Central Heating
- Ceiling Mounted Lighting
- Passenger Lift
- Perimeter Trunking
- Showers and Bike Racks
- Kitchenette
- Large Reception Area
- Communal Meeting Room
- Basement Storage (separate agreement)

Accommodation

The available 3rd floor provides the following approximate net internal area:

Accommodation	Sq ft	Sq m
Third Floor	1,216	113

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

Approx. £13.50 per sq. ft per annum.

Terms

New effective FRI lease direct from the landlord for a term until May 2022.

Rent

£45.00 per sq. ft per annum.

Service Charge

Approx. £7.00 per sq. ft per annum.

EPC Rating

D (90)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Harry Gittoes

Lambert Smith Hampton

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James Couse

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Third Floor Offices



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Ground Floor Reception Area and Meeting Room



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Indicative space plan (currently open plan)

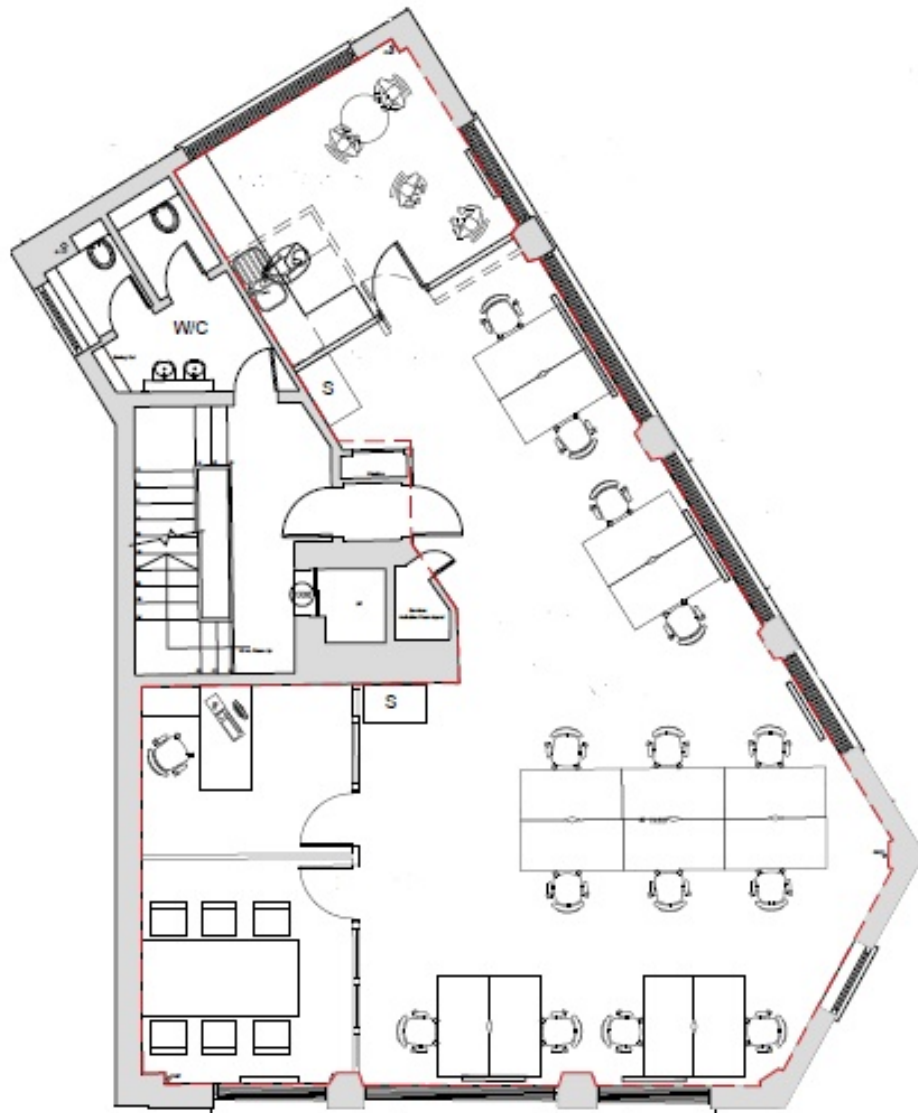


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