



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

High quality, open plan office in prime Southbank location

2nd Floor, 16 Hatfields, London, SE1 8DJ



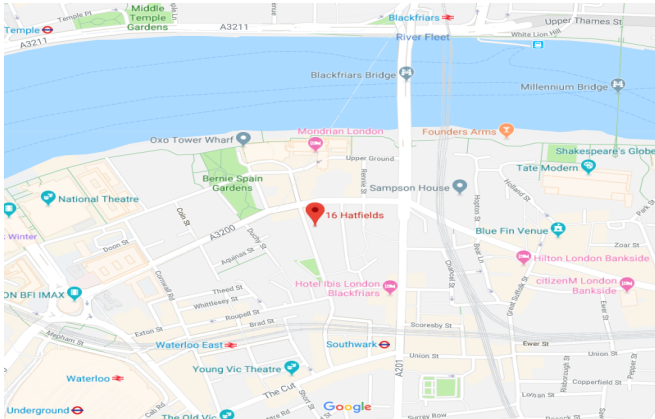
- 4,474 Sq Ft (416 Sq M)
- Well located in the heart of Southbank
- Media style fitted out space
- Short walk from Waterloo station

Lambert Smith Hampton

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

2nd Floor, 16 Hatfields, London, SE1 8DJ

Location



16 Hatfields occupies a central position within Southbank, one of London's fastest growing business destinations and is strategically positioned with easy access to the West End and the financial districts of the City of London and Canary Wharf.

The property also benefits from excellent transport communications being located in close proximity to a number of Mainline and Underground stations including Southwark (5 minutes walk), Waterloo (8 minutes walk) and Blackfriars (12 minutes walk).

Description

The property comprises an attractive former warehouse building which has undergone comprehensive refurbishment in recent years. The second floor provides a creative fitted out office which is arranged in an open plan configuration and includes 3 meeting rooms, kitchenette and demised W/C's.

- Raised floors
- Floor-to-ceiling heights of 3 meters
- Air conditioning
- Suspended lighting and indirect spot lighting
- Manned reception
- Disabled W/C and shower
- 2 x 8 person passenger lifts
- Bike racks

Accommodation

The accommodation provides the following areas:

Accommodation	Sq ft	Sq m
Second Floor	4,474	416

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

£15.36 per sq ft per annum.

Interested parties are advised to make their own enquiries with the Local Authority to verify these.

Terms

Available on a new FRI sublease for a term to expire June 2023.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended)

Rent

£57.50 per sq ft per annum.

Service charge

c.£12.00 per sq ft per annum.

Timing

Possession available from 12th March 2019.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jack Beckett
Lambert Smith Hampton
020 3824 4688
07711 766193
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2nd Floor, 16 Hatfields, London, SE1 8DJ

Office space



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Break out area



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Floor plan

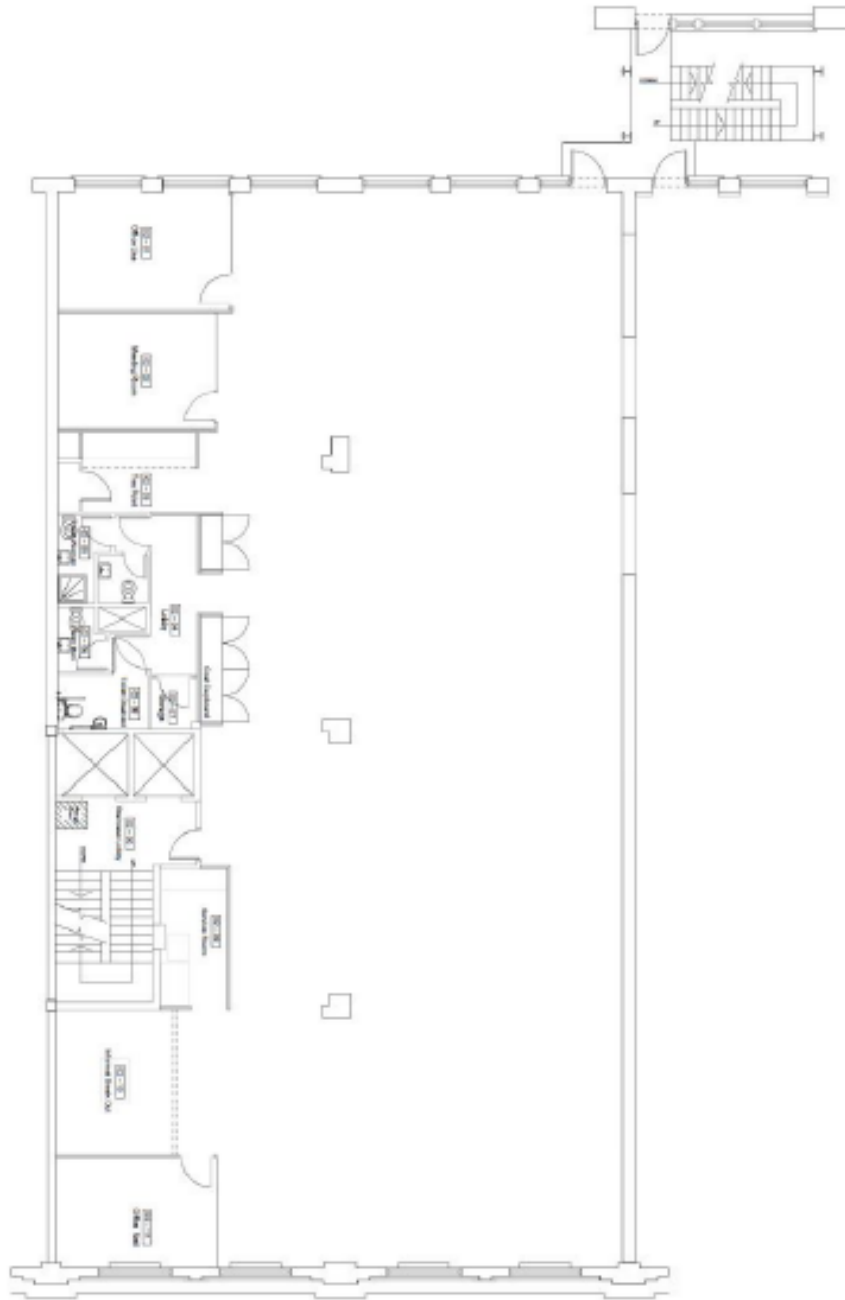


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