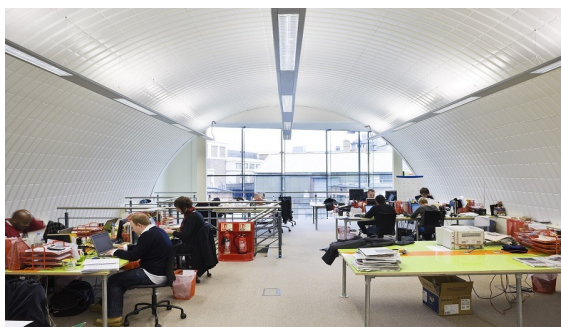




THE OFFICE

This self contained railway arch provides a bright, contemporary open plan office suite split over two floors. The space benefits from high ceilings throughout. Rent is inclusive of service charge but exclusive of business rates.



AVAILABILITY & FLOOR PLANS

A sublease is available until August 2019.

SPECIFICATION

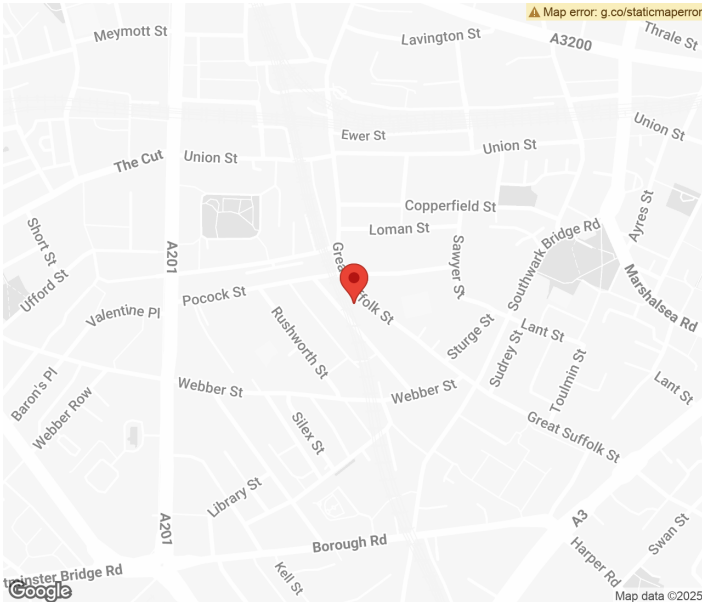
- Comfort Cooling
- Underfloor Trunking
- Excellent Natural Light
- High Ceilings
- Fitted Kitchen
- Demised WC's
- Showers
- Video Entry Phone
- 24 Hour Access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	143	1,537	£42	£13.13	£0	£84,734.81	LET
1st	113	1,216	£42	£13.13	£0	£67,038.08	LET
Total	256	2,753	£42	£13.13	£0	£151,772.89	LET

LOCATION

The property is located on the West side of Great Suffolk Street close to its junction with Union Street.



COMMUNICATION

There are numerous underground and rail stations within walking distance.



WALKING TIMES

From the building



Southwark

5 Minutes



Borough

8 Minutes



Elephant & Castle

12 Minutes



Waterloo

12 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT