

## THE OFFICE

A bright and spacious office space located on the 1st floor of The Europoint, an attractive building situated in the heart of Southbank. This Plug and Play office comprises of a spacious kitchen area, 2 meeting rooms, demised WC's and a large open plan area.



## AVAILABILITY & FLOOR PLANS

Available by way of a sublease or an assignment to 31st August 2021. Alternatively, a new lease is available directly from the Landlord.

### SPECIFICATION

- Plug and Play
- Perimeter trunking
- Suspended ceiling
- 2 meeting rooms
- Server room
- Comfort cooling
- Fibre optic
- Excellent natural light
- Fitted kitchen
- Double-glazed windows throughout
- Demised WC's
- Showers
- Bike racks
- 4 bookable meeting rooms
- DDA compliant
- Large manned reception
- Onsite security
- 24 Hour Access

Image

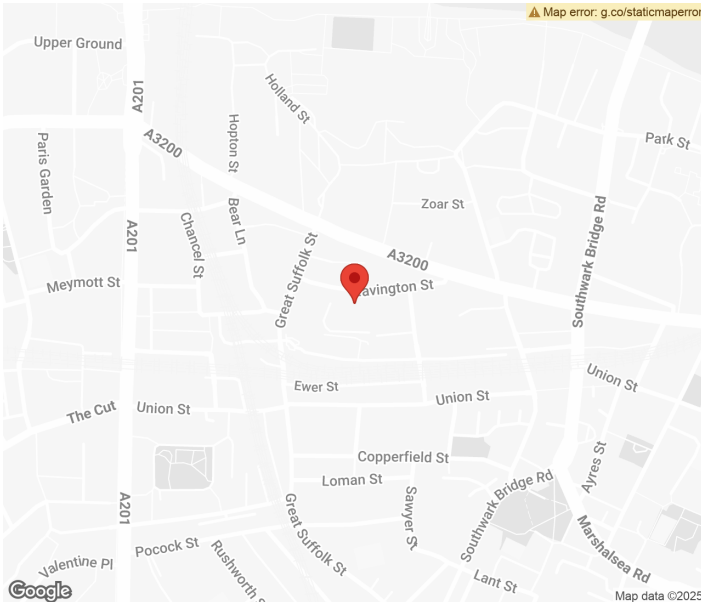
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### AVAILABILITY

| FLOOR | SQ M  | SQ FT | RENT (PER SQ FT) | RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS    |
|-------|-------|-------|------------------|-------------------|----------------------------|------------------------|-----------|
| 1st   | 240.5 | 2,591 | £49.50           | £14.72            | £7.10                      | £184,790               | Available |

## LOCATION

Located in the heart of Southbank, the property sits just off busy Southwark Street. Foodies' paradise Borough Market is only a short walk away.



### COMMUNICATION

Transport links are excellent: a variety of underground stations - Southwark, Borough and London Bridge - are only a short distance away. Waterloo mainline station is also within close proximity.



### WALKING TIMES

From the building



Southwark

**5 Minutes**



Borough

**9 Minutes**



London Bridge

**9 Minutes**



Waterloo

**11 Minutes**

## CONTACT

**020 7993 8075**

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