



THE WORKPLACE CO.

## 2 PONTYPOL PLACE

2 Pontypool Place, SE1

### THE OFFICE

A beautiful warehouse conversion providing a highly functional office space with a compact and regular floor plate, fitted kitchen and demised WC's. The high ceilings, combined with the large wrought iron windows, make the space feel very light and airy.



# AVAILABILITY

A new, flexible lease is available for a term by arrangement.

## SPECIFICATION

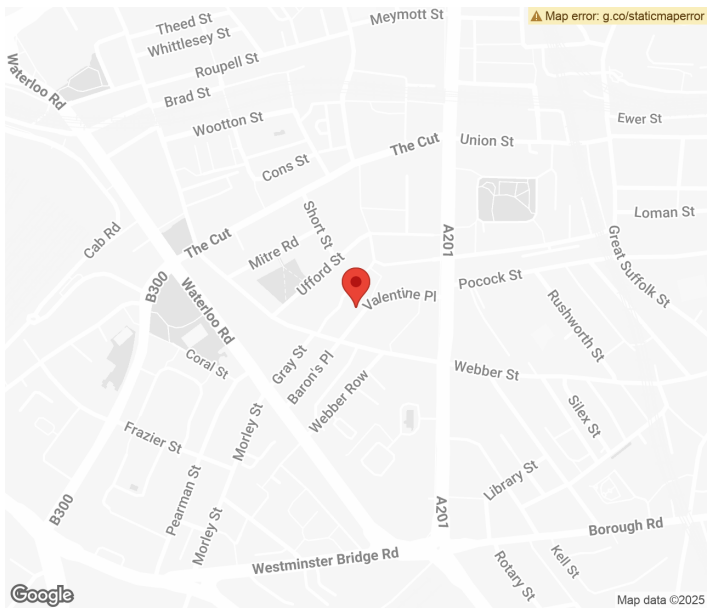
- Perimeter trunking
- Exposed brickwork throughout
- High ceilings
- Kitchenette
- Demised WC's
- Cat 6 cabling
- Underfloor heating
- 24 hour access
- Video entry phone

## 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	38	410	£65	TBC	£4.64	TBC	LET

# LOCATION

Sitting in a tucked away street just off of Blackfriars Road, the space benefits from the many restaurants and bars on The Cut and surroundings.



## COMMUNICATION

There are numerous underground stations nearby. Furthermore, Waterloo mainline station is within a very short distance.



## WALKING TIMES

From the building



Southwark

5 Minutes



Waterloo

5 Minutes



Lambeth

7 Minutes

**CONTACT**  
**CONTACT**  
**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto: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