

209 BLACKFRIARS ROAD, LONDON SE1 8NN

OFFICE TO RENT | 3,145 - 30,273 SQ FT | £45.00 - £63.00 PSF



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

UNIONSTREETPARTNERS.CO.UK



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209 BLACKFRIARS ROAD, LONDON SE1 8NN



NEWLY REFURBISHED BUILDING

3,145 - 30,273 SQ FT | £45.00 - £63.00 PSF

DESCRIPTION

209 Blackfriars Road is a standalone building arranged over the Lower Ground - 5th floor. Providing options from 3,145 - 30,273 sq ft.

The building is currently coming towards the end of a substantial refurbishment with has included the re-positioning of the main staircase, the removal of a spine wall and the installation of new M&E and facilities throughout.

The building is situated on the eastern side of Blackfriars Road approximately 100 metres to the north of Southwark Tube station. Waterloo, Blackfriars and London Bridge Stations are all within easy walking distance.

Flat Iron Square, Old Union Yard Arches, Borough Market and Gabriel's Wharf are all within easy walking distance, providing access to a variety of restaurants and amenities.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Fifth Floor	4,419	Available
4th	4,504	Available
3rd	4,485	Available
2nd	4,459	Available
1st	4,421	Under Offer
Grd	3,145	Under Offer
Lwr Grd	4,840	Under Offer
TOTAL	30,273	



AMENITIES

- Exposed ceilings
- New 3 pipe Dakin VRV air conditioning
- Suspended LED lighting
- New metal tiled raised floors
- Bike and shower facilities
- Excellent natural light with windows on all four elevations
- Excellent natural light and ceiling height in the lower ground floor
- 2 new passenger lifts

TERMS

RENT	RATES	S/C
£45.00 - £63.00 psf	£18.00 psf (est)	£9.00 psf (est)
The building is available on a floor by floor basis by way of a new lease(s) direct from the Landlord for a term by arrangement.		

GET IN TOUCH

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