

OFFICE BUILDING  
TO LET  
EITHER AS WHOLE OR FLOOR BY FLOOR

**KALMARs**

COMMERCIAL

020 7403 0600

912- 5,763 SQ FT (84.73- 535.4 SQ M)



1 STAMFORD STREET,  
LONDON, SE1 9NT

## LOCATION

The property is on the corner of Stamford Street and Blackfriars Road, directly opposite One Blackfriars. The building is ideally situated within 5 minutes walking distance of Waterloo Station, Blackfriars and Southwark and also approximately 10 minutes walk from London Bridge.

## AMENITIES

- WCs
- Kitchenettes on each floor
- Air conditioning
- Full cabling

## DESCRIPTION

The property comprises a 5-story attractive period self-contained office building fitted to a high standard. Natural light is very good with large dual aspect windows on the upper floors.

## RENT

£45 per sq ft per annum inclusive of service charge.



**TENURE**

A sublease will be granted until May 2022.

**COSTS**

RATES: To be confirmed.

VAT: VAT is payable on the rent.

LEGAL COSTS: Both parties to pay their own legal costs.

AVAILABILITY: Available immediately.

**VIEWING**

By appointment through sole agents.

	SQ M	SQ FT
Basement	120.22	1,294
Ground	114.08	1,228
1 <sup>st</sup>	121.05	1,303
2 <sup>nd</sup>	84.73	912
3 <sup>rd</sup>	95.32	1,026
Total	535.4	5,763

**CONTACT**

KALMARs COMMERCIAL

020 7403 0600

Adrian Gurney

[adriang@kalmars.com](mailto:adriang@kalmars.com)

Joel Dela Cruz

[joelc@kalmars.com](mailto:joelc@kalmars.com)

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.