

# THE HARLEQUIN BUILDING, 65 SOUTHWARK STREET, LONDON SE1 0HR

OFFICE TO RENT | 7,289 - 14,591 SQ FT | £53.00 - £54.00 PSF



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PROPERTY ADVISORS SOUTH OF THE RIVER**

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## GRADE A FITTED OFFICE SPACE TO LET IN PRIME SE1 LOCATION

7,289 - 14,591 SQ FT | £53.00 - £54.00 PSF



### DESCRIPTION

The Harlequin Building is situated in an exceptionally prime South Bank location. Transport connections are outstanding and there are numerous cafes, bars and restaurants within the immediate area including the "street food" offerings at Flat Iron Square.

The Grade A specified accommodation provides highly efficient floors that benefit for a high quality fit out, with each floor having a kitchen and number of glazed meeting rooms (that could be removed if required).

The floors are available together or separately by way of an assignment of lease(s) to expire 2023, and benefit from a low passing rent equivalent to just £53 per sq ft on 2nd Floor and £54 per sq ft on 3rd Floor. The 2nd floor lease includes 194 sq ft basement storage. Alternatively, a new lease for a term by arrangement from landlord could be available by negotiation.

### AVAILABILITY

FLOOR	SIZE (SQ FT)	Rent (PSF)	AVAILABILITY
3rd Floor	7,289	£54.00	Available
2nd Floor	7,302	£53.00	Available
Basement (Storage) 194		£14.00	Available
<b>TOTAL</b>	<b>14,785</b>		

### GET IN TOUCH

RUPERT COWLING	LUKE AUSTERBERRY	DAVID BARRINGTON
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### AMENITIES

- Highly efficient rectangular floor plate
- Existing high quality fit-out
- Raised floors
- LG7 lighting
- Existing cabling in situ
- Kitchen (on both floors)
- Air conditioning
- Bike racks
- Showers

### TERMS

RENT	RATES	S/C
£53.00 - £54.00 psf	£19.75 psf	£10.49 psf
Available by way of an assignment of the current lease, expiring October 2023. Passing rent £389,802 pax on 2nd floor and basement storage. Passing rent £393,606 pax on 3rd floor.		

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