

LOFT STYLE SERVICED OFFICE FOR RENT – 4,000 SQ. FT. (80 DESKS)



1 Silex Street, SE1 0DW

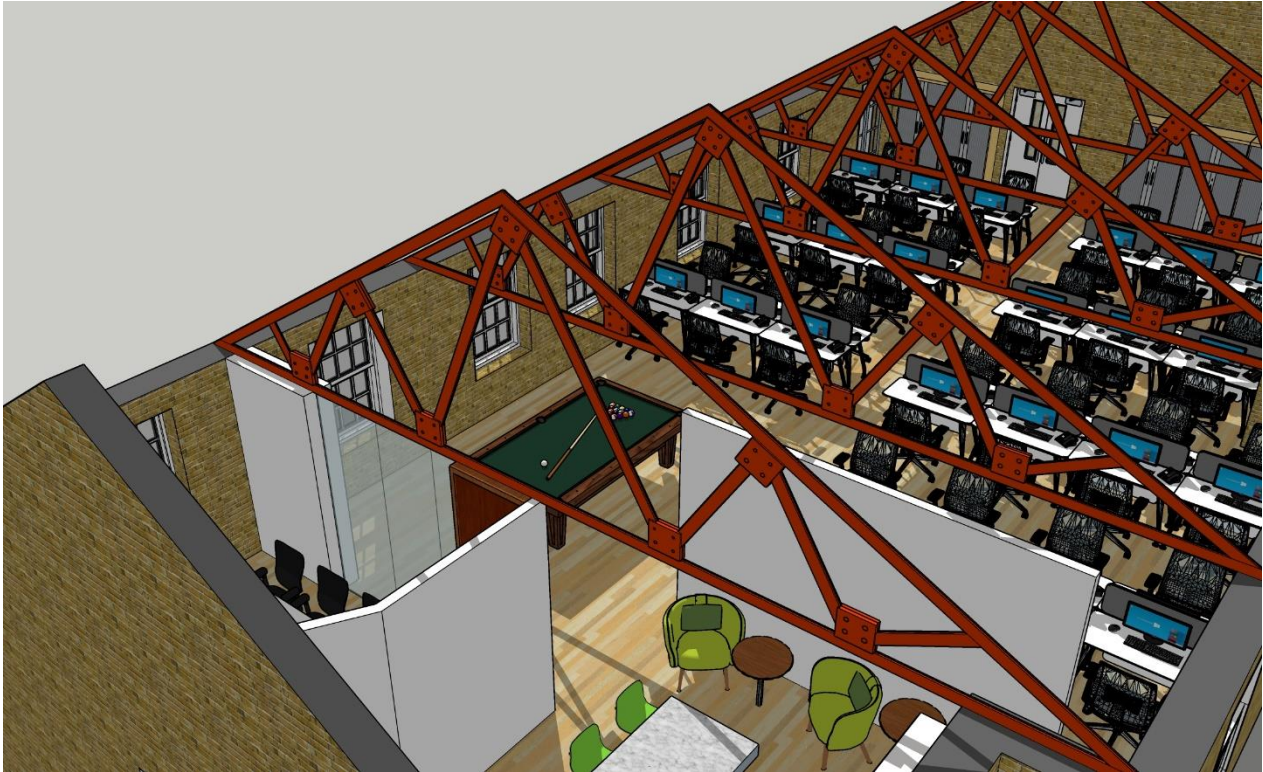
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PROPOSED CGI LAYOUT



EXISTING LAYOUT



PROPERTY

Nearest Train Stations: Southwark/Borough (0.4 miles)

- Open plan layout
- Wood flooring
- Exposed brickwork
- Excellent natural light
- Kitchen
- All utilities and services included in rent
- 2 x WC's & shower
- Can be fully fitted to specification (c.80 desks)
- Secure access
- Office hours security

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX	APPROX COSTS PCM (ALL INCLUSIVE)	APPROX COSTS PA (ALL INCLUSIVE)
3 rd	4,000*	£75.00	inclusive	inclusive	£25,000	£300,000

*floor can be split to provide 2,000 sq. ft. each

LEASE

Available by way of a new lease for a term to be agreed

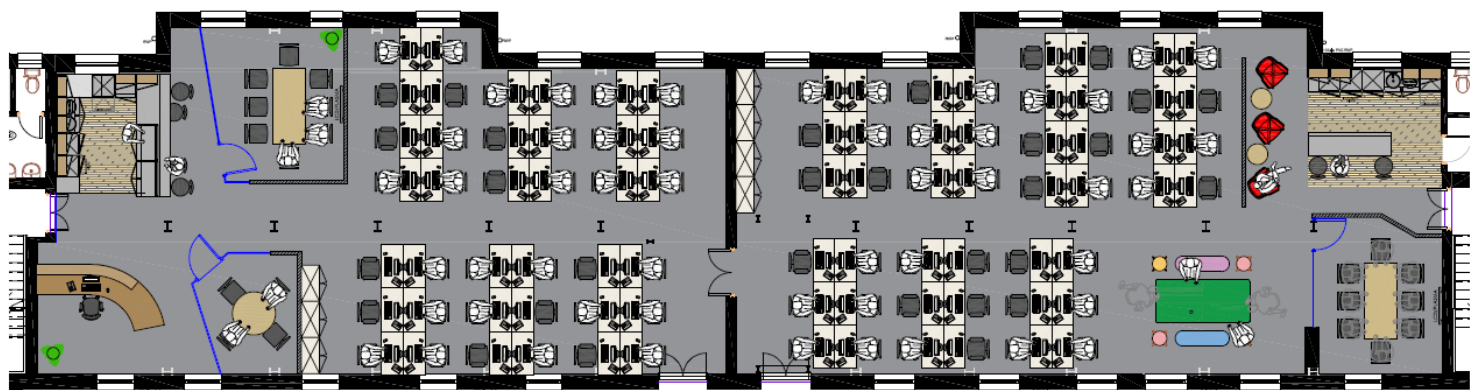
For further information and inspections please contact:

EPC

The building has a 'C' rating



020 7284 9040



3RD FLOOR 1:100@A3