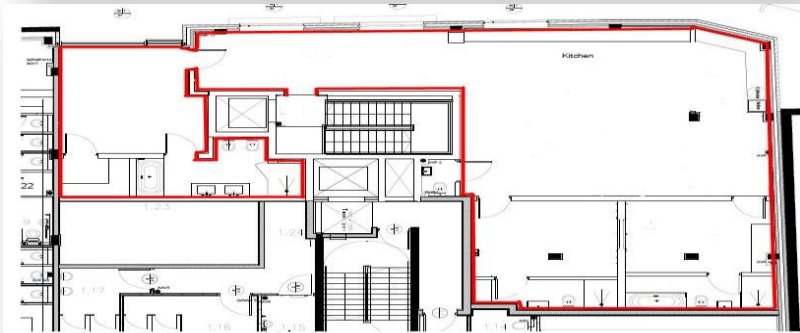


For Sale/To Let

1st floor Media Style Offices

1,644 sq.ft/152.76 m²



The above image is a CGI of the development

Description: A superbly presented and appointed, 1st floor self-contained office, available immediately in great location in Southwark. This bright office space is situated on the first floor with its own dedicated lift and lobby area at ground floor level, a beautifully engineered staircase and stunning top of the range fully integrated kitchen. The space is furnished with beautiful hard wood flooring throughout the main space and is fully air-conditioned, with LED lighting, video intercom access, integrated ceiling speakers, and feature stairwell lighting. The accommodation also benefits from 3 fully tiled shower rooms (1 bathroom) as well as an additional WC unit, all within a stones throw from the hustle and bustle of Union Street and Great Suffolk Street and a number of underground and national rail stations.

Ground: Entrance Lobby with hard wood flooring, passenger lift, intruder alarm, Texcom video entry system, cupboard housing three phase power, wall mounted radiator, double glazed window, low level inset LED wall lighting, under stair storage and feature staircase up to:

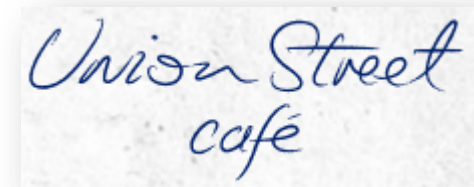
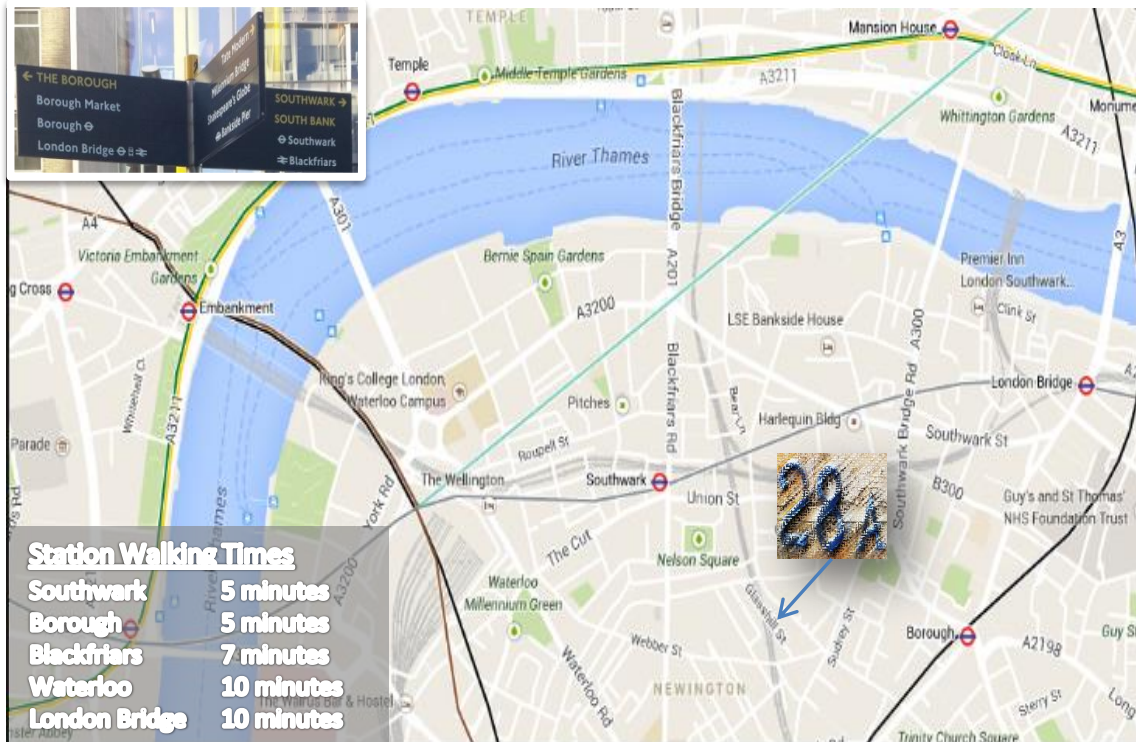
1st Floor: Landing area leading into a large open plan space with three large double glazed windows (one floor to ceiling). Off to the left is a carpeted room ideal for a boardroom, with a bath and shower room. Stepping back out in to the open space leads you passed the lift and entry phone system and on to the open plan office space and kitchen area with integrated appliances (AEG induction hob, oven and microwave and Siemens washing machine, dishwasher and fridge freezer). This leads to an AV wall behind which are two carpeted executive offices, both with shower rooms and closets.

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Location:



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Terms: New lease direct from the landlord to be negotiated between the parties.

Rental Guide: £85,000pax

Rates: £14,910 for 2016/17

Service Charge: TBC

EPC: TBC

Costs: Each party to be responsible for their own costs incurred in the transaction.

Viewing is strictly by prior appointment through agents Turner Morum LLP:

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