

# EUROPOINT, 5-11 LAVINGTON STREET, LONDON SE1 0NZ



OFFICE TO RENT | 5,315 - 7,665 SQ FT | £55.00 PER SQ FT



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**UNION STREET PARTNERS**

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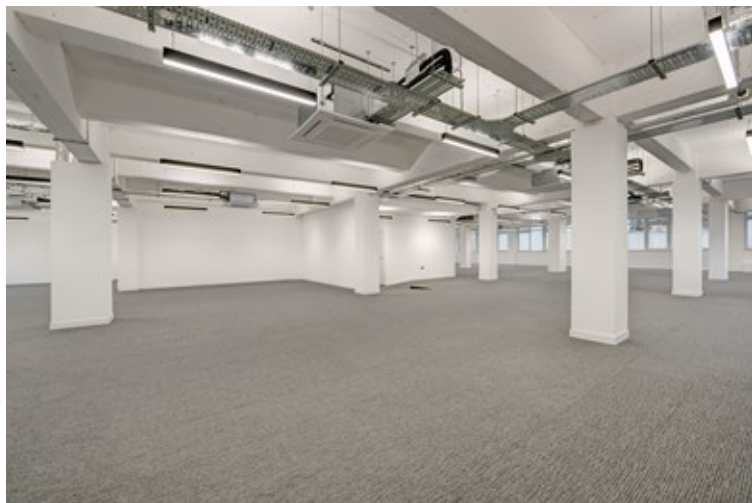
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## REFURBISHED OFFICE TO RENT

5,315 - 7,665 SQ FT | £55.00 PER SQ FT



### **i** DESCRIPTION

This prominent property is situated in a prime South Bank location, 50 metres from the junction with Southwark Street and just the south of Tate Modern and the Blue Fin Building.

Transport connections are excellent. Southwark Underground station (Jubilee line) is within 5 minutes' walk. Waterloo and London Bridge mainline stations are both within comfortable walking distance.

The available office is on the 2nd floor. It has been fully refurbished and is available for immediate occupation. An adjacent office can also be made available offering the potential to take up to 7,660 sq ft as a single unit.

### **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
2nd Floor (Office 1 - 3)	5,315	Available
2nd Floor (Office 4 - 6)	2,350	Available
<b>TOTAL</b>	<b>7,665</b>	

### **★** AMENITIES

- Large manned reception
- 2 x passenger lifts
- Windows on 3 elevations
- High exposed ceiling
- Suspended LED lighting
- Air-cooling
- Raised floor
- WCs within demise
- Showers
- Bike storage

### **📄** TERMS

RENT	RATES	S/C
£55.00 per sq ft	£18.00 per sq ft	£7.92 per sq ft
New lease available direct from the landlord		

### **📞** GET IN TOUCH

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