



OFFICE TO LET

## 7 HOLYROOD STREET

London, SE1 2EL

FITTED OUT OFFICES IN FORMER WAREHOUSE BUILDING. HIGH CEILINGS,  
EXPOSED STRUCTURAL STEEL, CLOSE TO LONDON BRIDGE.

2,000 TO 6,750 SQ FT (185.81 TO 627.10 SQ M)

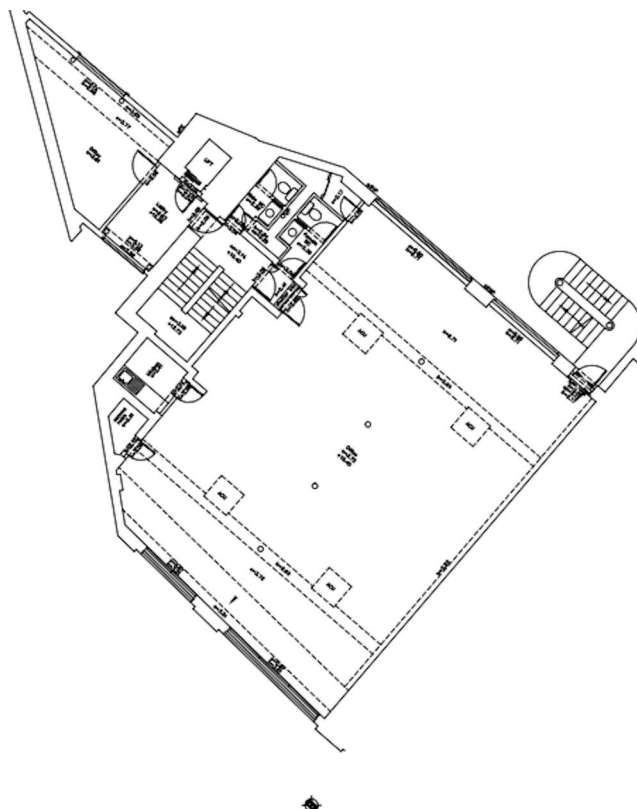


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## DETAILS



### DESCRIPTION

Fitted out offices in trendy SE1 Location.

### ACCOMMODATION

The accommodation comprises of the following

| Name         | sq ft        | sq m          | Tenure | Availability |
|--------------|--------------|---------------|--------|--------------|
| 3rd          | 2,250        | 209.03        | To Let | Available    |
| Ground       | 2,000        | 185.81        | To Let | Let          |
| Lower Ground | 2,500        | 232.26        | To Let | Available    |
| <b>Total</b> | <b>6,750</b> | <b>627.10</b> |        |              |

### KEY FEATURES

- Opportunity for self-contained entrance on the Ground floor
- Fitted office suites
- 2 x meeting rooms
- Kitchenette
- Comms room
- Air conditioning
- Raised floor
- Shower facilities
- Secure bike storage on the Estate

### OUTGOINGS

- **Rent:** £32.50 - £49.50 per sq ft
- **Rates:** £15.30 per sq ft Based on 2024 / 2025 rates
- **Service charge:** £11.55 per sq ft
- **Estate charge:** n/a

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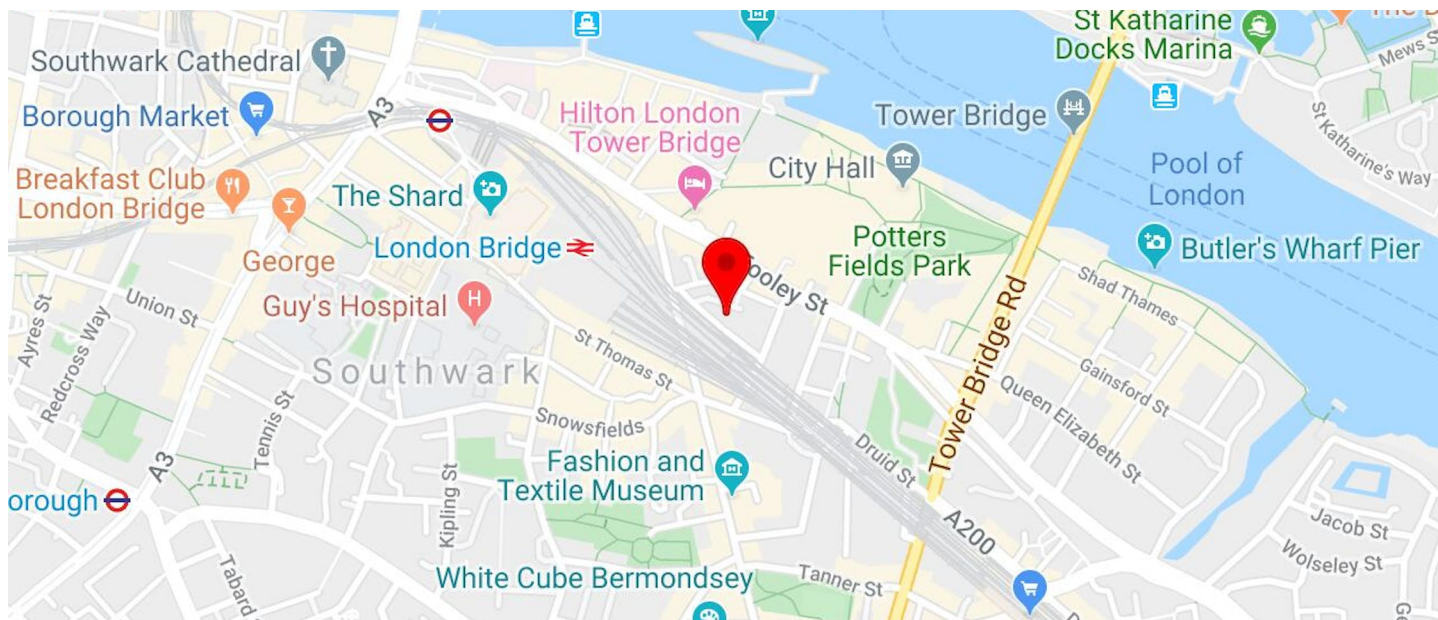
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## LOCATION



5 minutes' walk from newly opened London Bridge station.

## CONTACT US

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