



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.

2,037 TO 6,537 SQ FT (189.24 TO 607.31 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

7 HOLYROOD STREET

London, SE1

TO REQUEST A VIEWING CALL US 0207 629 7282

DETAILS



DESCRIPTION

Fitted out offices in trendy SE1 Location.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
3rd	2,000	185.81	To let	Available
Ground	2,037	189.24	To let	Available
Lower Ground	2,500	232.26	To let	Available
Total	6,537	607.31		

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 per sq ft
- **Service charge:** £8 per sq ft
- **Estate charge:** £1 per sq ft

7 HOLYROOD STREET

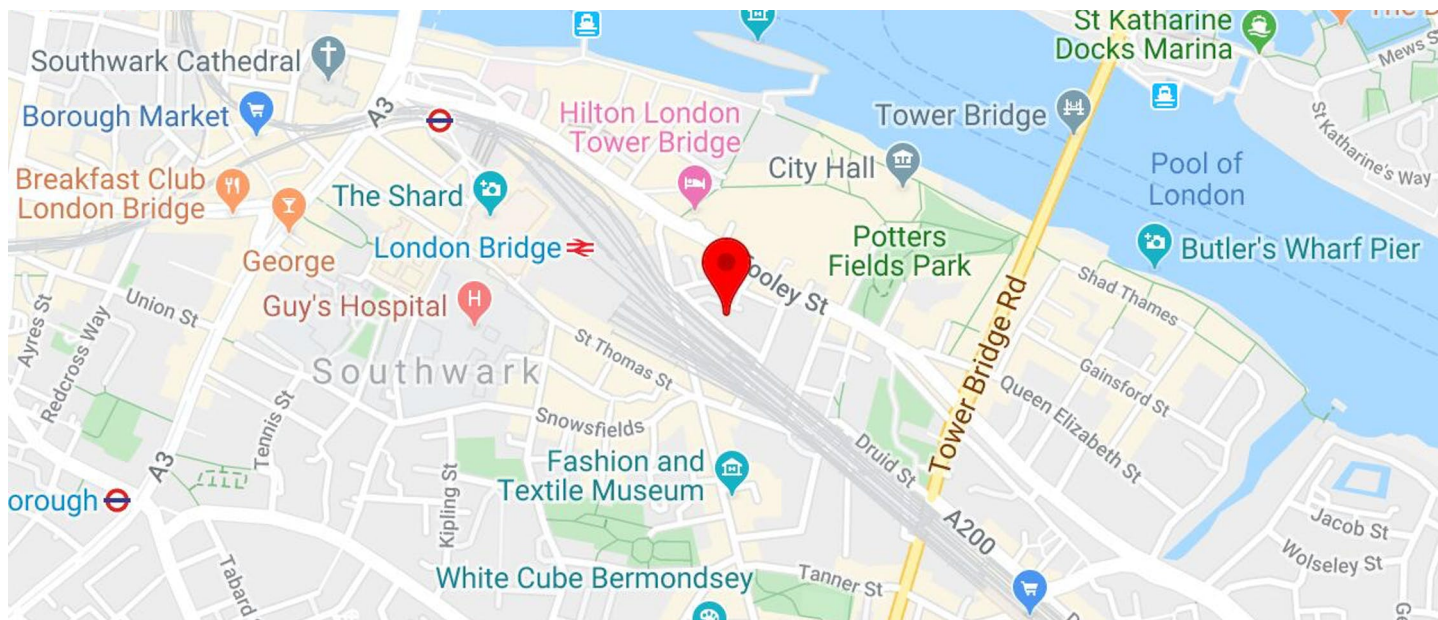
London, SE1

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LOCATION



5 minutes' walk from newly opened London Bridge station.

CONTACT US

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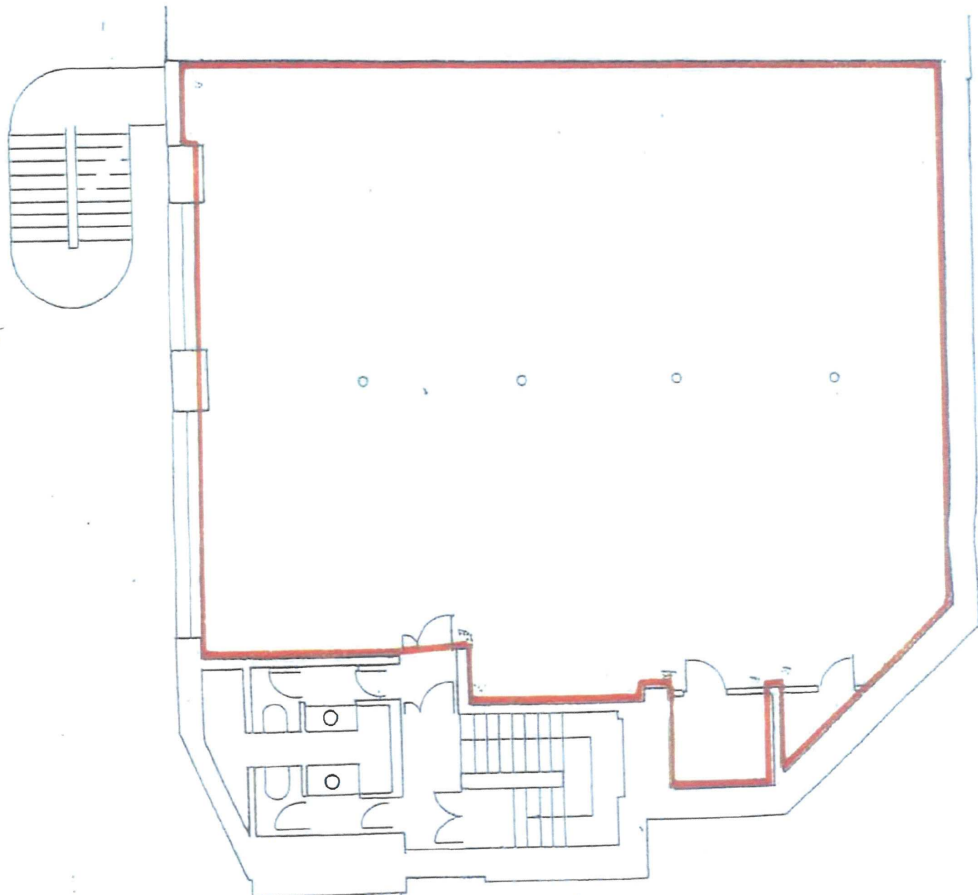
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As above



Basement Floor Plan
7 Holyrood Street SE1

Notes

1. No dimensions are to be scaled from this drawing. All dimensions are in millimeters.
2. This drawing is to be read in conjunction with all relevant other drawings, details and specifications.
3. All works and setting out given on this drawing are to be confirmed on site by the contractor prior to commencement of the works and any discrepancies forwarded to the project director as a matter of urgency.

DESIGN LAYOUT - SUBJECT TO SURVEY



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Client	Noah London
Project	7 Holyrood St, Ground Floor SET1
Designer	Vian Rastin
Project Director	Tom Lancer
Drawing	General Layout
TEST CAD FILE NO.	NOAH-01-DESIGN-0001-AS-12112014.dwg/Van-Hoek-12.11.2014
Layout size	A3
Scale	0.5 1 1.5 NTS @ A3
NTS	NTS
Date	12.11.2014
Drawn	VR

Project	NOAH	Scale	01	Level	00	Stage	D
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