



## 28A GLASSHILL STREET, LONDON, SE1 0QR

OFFICE FOR SALE

1,644 SQ FT (152.73 SQ M)



# Summary

## Self-Contained Media Style Offices

**Available Size** 1,644 sq ft

**Price** £995,000 The long leasehold term is 999 years from 1st January 2014.

**EPC Rating** B

- Entry phone system
- Air conditioning
- Perimeter trunking
- Excellent natural light
- Modern kitchen
- Shower rooms
- LED lighting
- Integrated speaker system



# Location



28A Glasshill Street, London,  
SE1 0QR

The office is situated in Southwark. The location benefits from a wide variety of restaurants, cafes and shops including the Union Street Café and Hixter Bankside.

The property is situated 0.3 miles from Southwark station (Jubilee Line) 0.4 miles from Borough station (Northern Line) and 0.5 miles from Waterloo station (Bakerloo, Northern, Jubilee, Waterloo & City and the National Rail Network).





# Further Details

## Description

A superbly presented and appointed, 1st floor self-contained office, available now. This bright office space is situated on the first floor with its own dedicated lift and lobby area at ground floor level.

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 male & female WCs and shower rooms.

The property is currently partially fitted to a residential standard.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Media Style Office	1,644	152.73
<b>Total</b>	<b>1,644</b>	<b>152.73</b>

## Terms

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

## Service Charge

To be confirmed.

## Legal Costs

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

## Viewings

Viewing is by prior appointment through agents Vail Williams:

Will Lawther:

Tel: 07834 058 536

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Matt Waite:

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## Enquiries & Viewings



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