



# VIVO

## SOUTH BANK CENTRAL LONDON SE1

**FULLY FITTED  
OFFICES TO LET**  
PART EIGHTH FLOOR  
5,064 SQ FT

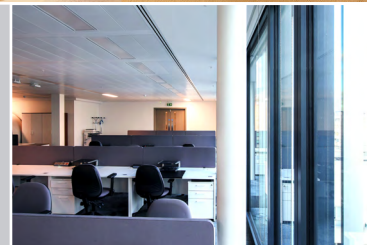
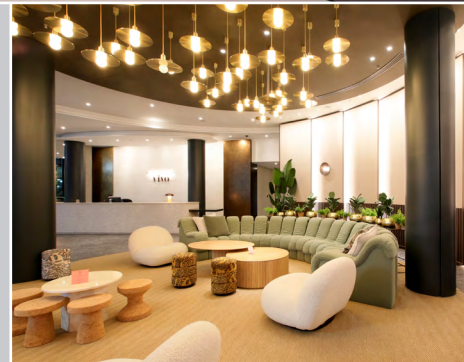


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SOUTH BANK  
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LONDON SE1



# HIGHLIGHTS

- + FULLY FITTED UNIT WITHIN BEST IN CLASS BUILDING
- + PRIVATE TERRACE
- + PREDOMINANTLY OPEN PLAN WITH 2x MEETING ROOMS AND BREAK-OUT / KITCHEN AREA
- + PLUG & PLAY CAN BE OFFERED
- + NEWLY REFURBISHED RECEPTION WITH CONCIERGE
- + ARCADE OF LOCAL RETAILERS ON YOUR DOORSTEP
- + BREEAM EXCELLENT
- + 166 BICYCLE SPACES
- + 9 SHOWERS
- + ON SITE AMENITIES: COFFEE SHOP, FOOD TRUCKS, PHARMACY, ONEREBEL GYM AND SUPERMARKET
- + HUGE PODIUM GARDENS
- + DEDICATED ON-SITE TEAM

















# LOCATION

**South Bank Central** is a highly sought after landmark development in London's Southbank area, enviably located just a short walk from a wealth of amenities including Borough Market, the OXO Tower and The Tate Modern. Vivo is a dynamic 8 storey building, with multi-aspect floor plates offering a range of layout opportunities.

Centrally located on the Southbank, **Vivo** offers easy access to some of London's major train and underground stations, with Blackfriars, Waterloo, Southwark and London Bridge Stations all within easy walking distance.

## JOURNEY TIMES

	BLACKFRIARS	2 MINUTES	  ThamesLink /
	SOUTHWARK	6 MINUTES	
	WATERLOO	7 MINUTES	  
	ST PAUL'S	10 MINUTES	
	LONDON BRIDGE	13 MINUTES	 



# VIVO

## SOUTH BANK

### CENTRAL

### LONDON SE1



# THE PROPERTY

Next-generation working, living and leisure combine in central London's ever-evolving creative quarter. **South Bank Central** is an exceptional opportunity for forward-thinking companies.

Featuring bright, light floorplates, intelligently designed greenery, a communal roof garden and an impressive arrival sequence, **South Bank Central** offers workspace to be proud of.

The part 8th Floor in **Vivo** provides excellent natural light and benefits from being fully fitted. Configured predominantly as open plan office space with two meeting rooms and a kitchen break area. The space also benefits from an external terrace.

The space can be offered fully furnished as Plug and Play.

## SPECIFICATION

- + Four-pipe fan coil air conditioning
- + High speed lifts
- + Full accessed raised floors
- + Shower and changing facilities
- + Reception currently being refurbished
- + BREEAM Excellent
- + 160 cycle racks
- + EPC Rating B33

## ACCOMMODATION

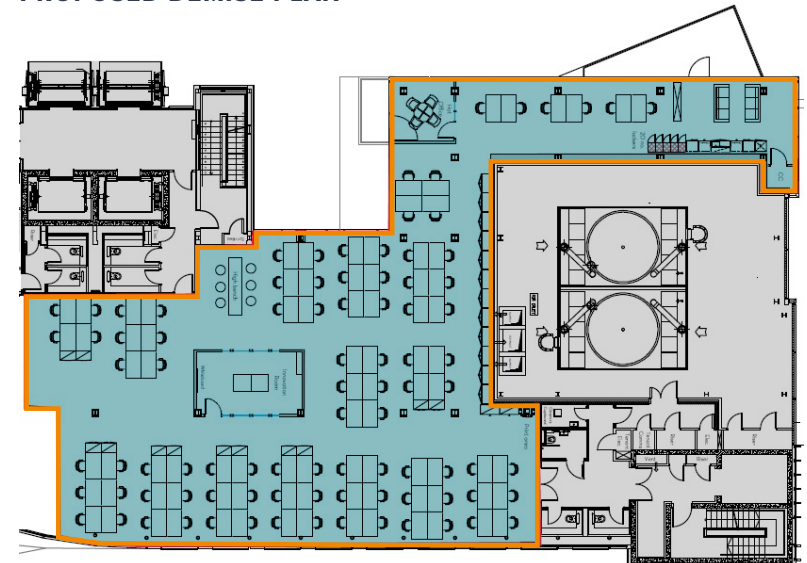
- + Eighth Floor: 5,064 sq ft  
470.54 sq m



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## PROPOSED DEMISE PLAN



# FURTHER INFORMATION

## TERMS

Available by way of a new underlease for a term expiring in January 2029.

A longer lease may be available if required.

## RENT

Rent on application.

## RATES

£25.00 per sq ft [2023/2024] *estimated only.*

## SERVICE CHARGE

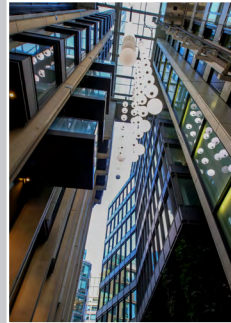
£15.29 per sq ft [2022].

## VAT

The property is elected for VAT purposes.

## EPC

EPC Rating: B



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## CONTACT

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#### MISREPRESENTATION ACT 1967

These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.

#### FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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