

**NEWLY REFURBISHED FULLY FITTED
OFFICES TO LET**

FROM 951- 5,103 FT (88.35- 474 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



81 SOUTHWARK STREET, LONDON, SE1 0HX

LOCATION:

Located a short walk from Southwark, London Bridge and Waterloo Stations the building benefits from very good transport links.

The building lies in the heart of one of London's most vibrant and culturally rich districts in close proximity to the Tate Modern and the historic Globe Theatre. The area provides an array of restaurants, cafes, and markets.

DESCRIPTION:

The building can either be taken as a whole or on a floor-by-floor basis. The majority of floors are open plan and are available fully furnished to a good standard.

All floors are fully air conditioned with good natural from windows both front and rear.

Ammenities

- Fully fitted & furnished units
- Excellent natural light
- Inset LED lighting
- New 8-person passenger lift
- Shower and cycle storage





SIZE: 5,103 Sq Ft (474 Sq M)

Floor	SQ M	SQ FT
First	97.8	1,053
2nd	88.3	951
3rd	97.8	1,053
4th	89.8	967
5th	100.2	1,079
Total	474	5,103



RENT: £40 psf



COSTS:

BUSINESS RATES: £17 per sq ft payable.

SERVICE CHARGE: £14.60 per sq ft.

VAT: Payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with KALMARs Commercial.



CONTACT:

Adrian Gurney
07971 926 758
adriang@kalmars.com

Joel Dela Cruz
07815 114738
joeldc@kalmars.com

