



# 10 CHANCEL STREET SOUTHWARK

LONDON SE1 0UX /// [swaps.mutual.love](https://swaps.mutual.love)

**TO LET**  
**2,990 SQ FT OFFICE UNIT**  
**5 MINUTES FROM**  
**SOUTHWARK STATION**



# SPACE TO THRIVE @

## 10 CHANCEL **STREET**

A FULLY SELF-CONTAINED  
OFFICE SPACE TO LET ACROSS  
GROUND AND MEZZANINE LEVELS,  
PROVIDING UNIQUE AND GOOD  
VALUE OFFICE ACCOMMODATION  
IN SOUTHWARK.

The space has been recently refurbished, and comes ready to occupy with a ready-to-use meeting room, fitted WC facilities, a kitchenette, and air conditioning. The shell specification allows for a fully customised fit out suited to your day-to-day needs, and the fully glazed frontage creates a naturally light office interior.

This office is available for immediate occupation. Car parking spaces are available through a separate agreement.



TO LET  
OFFICE  
UNIT  
• 2,990 sq ft  
CALL: 01273 456789

PREVENS STREET

PILLS  
BY


















# LOCATION

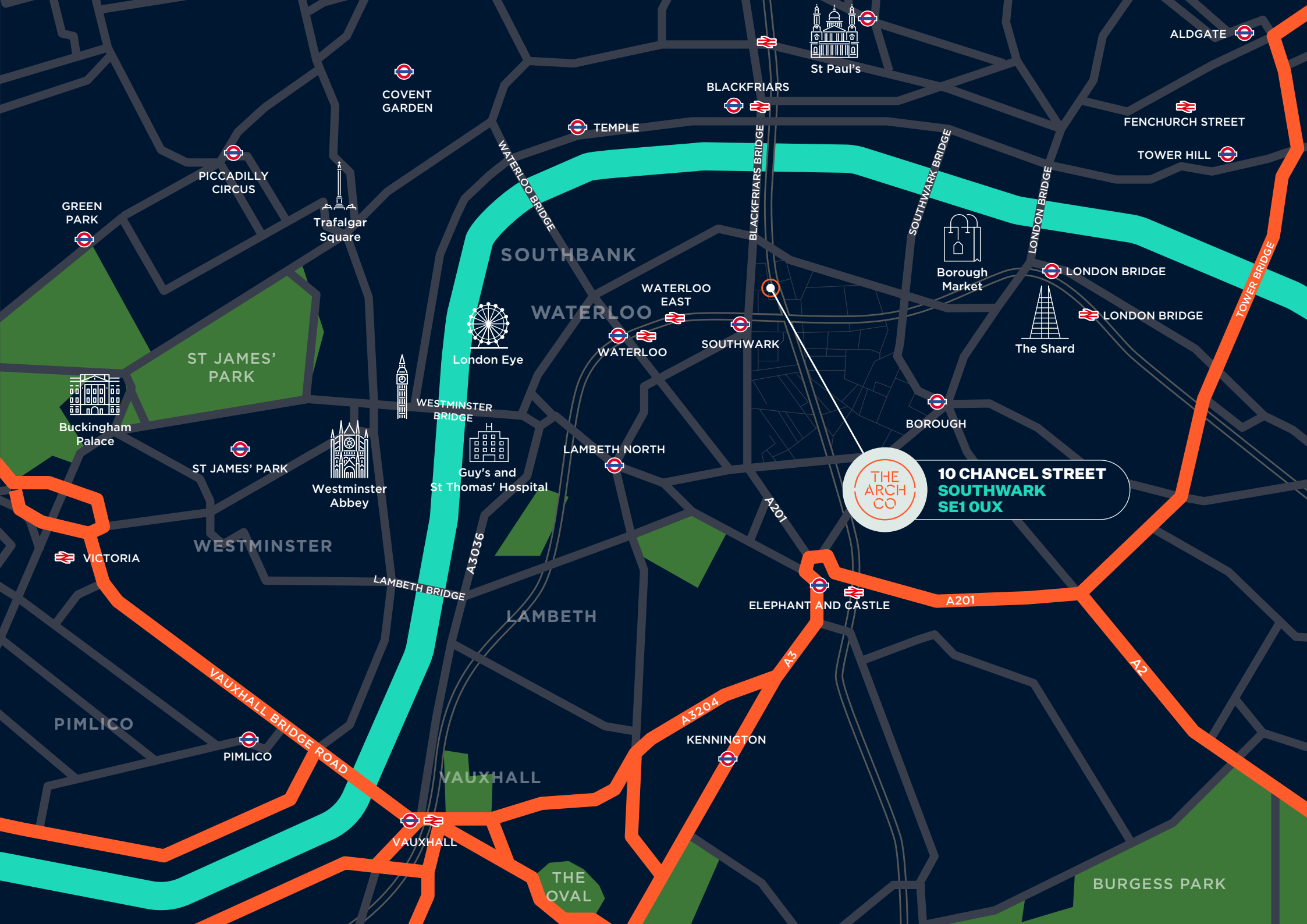
SITUATED IN THE HEART OF SOUTH BANK, THIS OFFICE IS IN A PRIME LOCATION PERFECTLY PLACED TO MAKE THE MOST OF THE VIBRANT MIX OF CAFES, BARS, PUBS, AND RESTAURANTS SURROUNDING IT.

Just a 5-minute walk from Southwark tube station, this unit boasts excellent accessibility for employees. It offers high levels of connectivity throughout London via the Jubilee and Northern lines, as well as convenient access to Waterloo and London Bridge stations, both of which are under a 20-minute walk away.



## TRAVEL TIMES

Southwark station		 5 mins (0.2 miles)
Blackfriars Station	 	 11 mins (0.5 miles)
Waterloo Station	 	 13 mins (0.6 miles)
London Bridge Station	 	 18 mins (1.1 miles)
Tate Modern		 9 mins (0.4 miles)
Flat Iron Square		 11 mins (0.5 miles)
Borough Market		 15 mins (0.6 miles)



**10 CHANCEL STREET**  
**SOUTHWARK**  
**SE1 0UX**

# ACCOMMODATION

ARCH 10	SQ FT	RENT PA
GROUND FLOOR	1,540	£74,760
MEZZANINE	1,450	
<b>TOTAL</b>	<b>2,990</b>	<b>£74,760</b>

# SPECIFICATION



**24/7**  
access



**Recently**  
refurbished



**Fully glazed**  
frontage



**WC**  
facility



**Kitchenette**  
facilities



**LED**  
lighting



**Air**  
conditioning

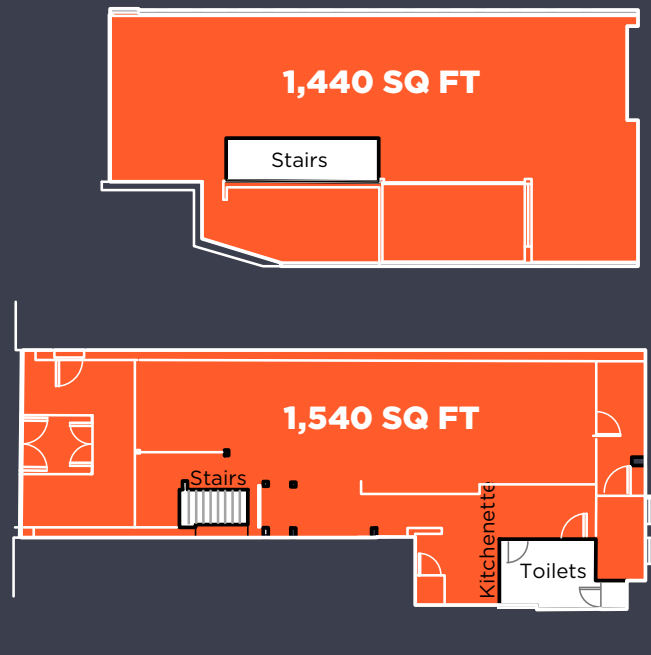


**Meeting**  
rooms



**Great**  
location

CHANCEL STREET





## COSTS PER ANNUM

Rent	£74,760
Service Charge	£960
Insurance	£960
Business rates payable	£47,880

Indicative total monthly costs: **£10,380**

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

We are targeting a 'B' rating.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

### ENQUIRIES

**+44 (0)800 830 840**

**[leasing@thearchco.com](mailto:leasing@thearchco.com)**

**The Code for Leasing Business Premises in England & Wales (2020).** We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued June 2025.



**THEARCHCO.COM**