



# HENSHELL & PARTNERS

REAL ESTATE ADVISORS



54-58 Great Suffolk Street, Southwark SE1 0BL

Modern Office Space (1,372sqft) Available To Rent

# SUMMARY

- Opportunity to **lease modern office suite** (B1) measuring **1,372sqft**
- The unit is in excellent condition having recently been constructed and is located across the **lower ground floor**
- Ideal location just **0.2 miles to Southwark station** (Jubilee) and **0.6 miles to Waterloo station** (National Rail, Jubilee & Northern)
- Likely to **appeal to small-medium sized companies** looking for quality and affordable, self-contained space
- We are inviting **offers in excess of £35,000pax (£25.00psf)** for a new lease direct with the landlord



External Image of subject property

# DESCRIPTION

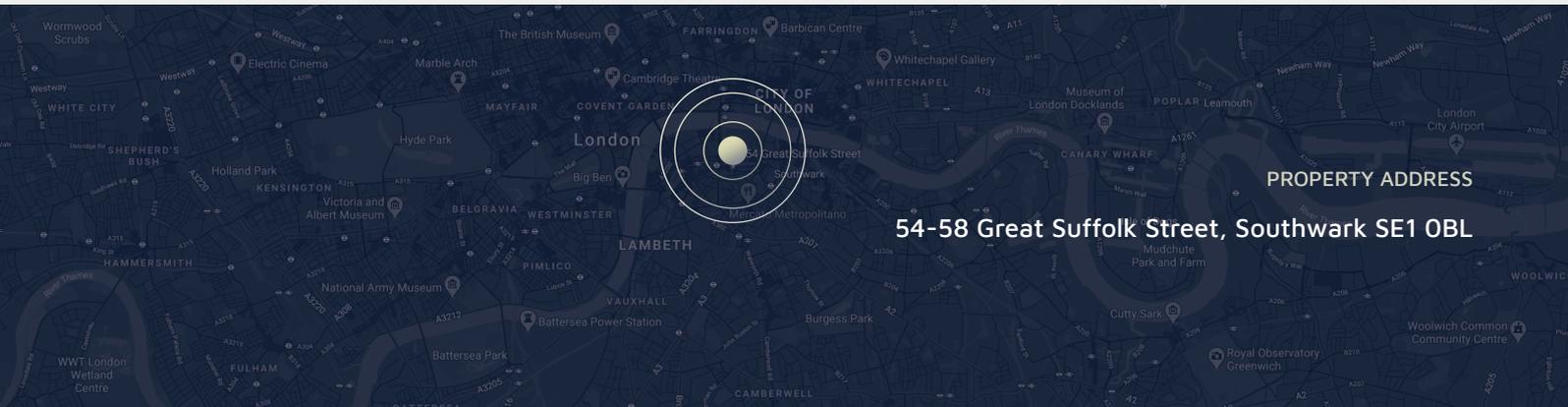
This modern **office space** is laid out over the lower ground floor of this contemporary mixed-use development. The uppers comprise 7 x new build apartments that are rented privately. The available unit measures **1,372sqft** and is in excellent condition that would **allow for immediate occupation**. There is also the potential to take additional space on the same floor subject to negotiation.

The space is largely **open-plan** with **two good sized meeting rooms**, one of which has plenty of natural light. There is also **quality WC/shower and kitchen facilities**. Note our client may also consider change of use applications subject to offers that are made.

# LOCATION

The property is located at the **northern end of Great Suffolk Street** connecting Southwark Street (A3200) to the north and Borough High Street (A3) to the south. Great Suffolk Street receives low volumes of vehicular traffic and noise for such a prime location; with **Southwark underground station (Jubilee) just 0.2 miles away**. This is further complimented by **Waterloo station being just 0.6 miles away providing National Rail trains** along with underground services (**Jubilee & Northern**).

**Southwark** has become one of London's **most popular places to work**. The area is bustling with great coffee shops, restaurants and fitness offerings for workers to enjoy during the work week. Amenities close by include **Union Street Café, Flat Iron Square and Cross Fit**.



PROPERTY ADDRESS

54-58 Great Suffolk Street, Southwark SE1 0BL

# FLOOR PLANS

Available upon request.

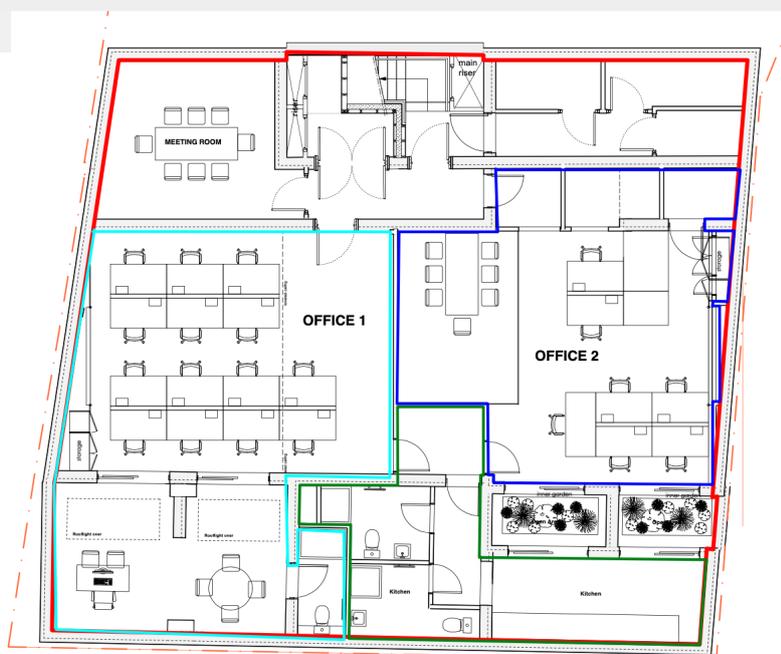
## BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is **£20,000**. Therefore, we would estimate rates payable to be **c.£9,820pax**. Interested parties are to make their own enquiries with **Southwark council** and the figures quoted are only to be used as a guide.

## TERMS

We are inviting offers in excess of **£35,000pax (£25.00psf)** for a new lease direct with the landlord.

Floor plan of office layout



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